

## 18 VARSITY ESTATES Close, Calgary T3B 5J2

MLS®#: A2179776 Area: Varsity Listing 03/13/25 List Price: **\$1,499,000** 

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: Detached City/Town:

Year Built: 1987 **Lot Information** 

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft: 2,200 Low Sqft:

9,268 sqft Ttl Sqft: 2,200

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2

Ttl Park: 4 2 Garage Sz:

5 (4 1 ) 4.0 (3 2)

**Bungalow** 

Access:

Lot Feat: Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Pie Shaped Lot, Treed, Underground

**Sprinklers** 

Park Feat: Double Garage Attached, Garage Faces Front, Oversized

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction: Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: Awning(s),BBQ gas line,Fire Pit **Brick, Wood Frame** 

Flooring:

Carpet, Ceramic Tile, Hardwood, Stone

Water Source: Fnd/Bsmt:

See Remarks, Wood

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Water Softener, Window

Coverings

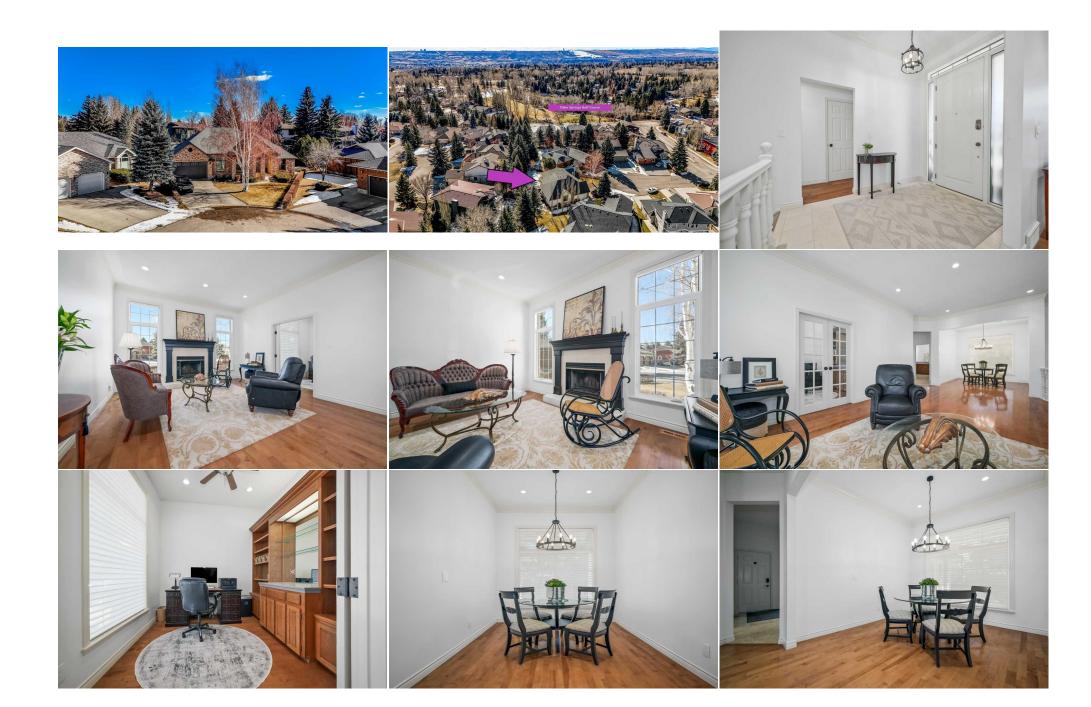
Int Feat: Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In

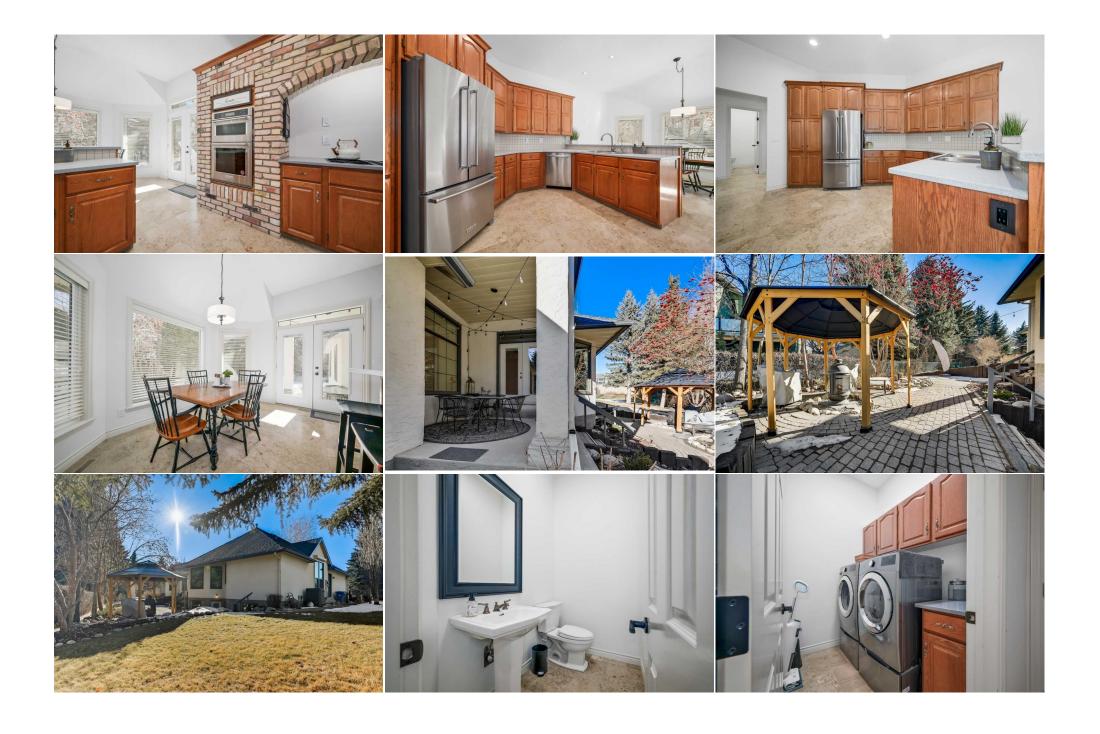
Closet(s), Wet Bar

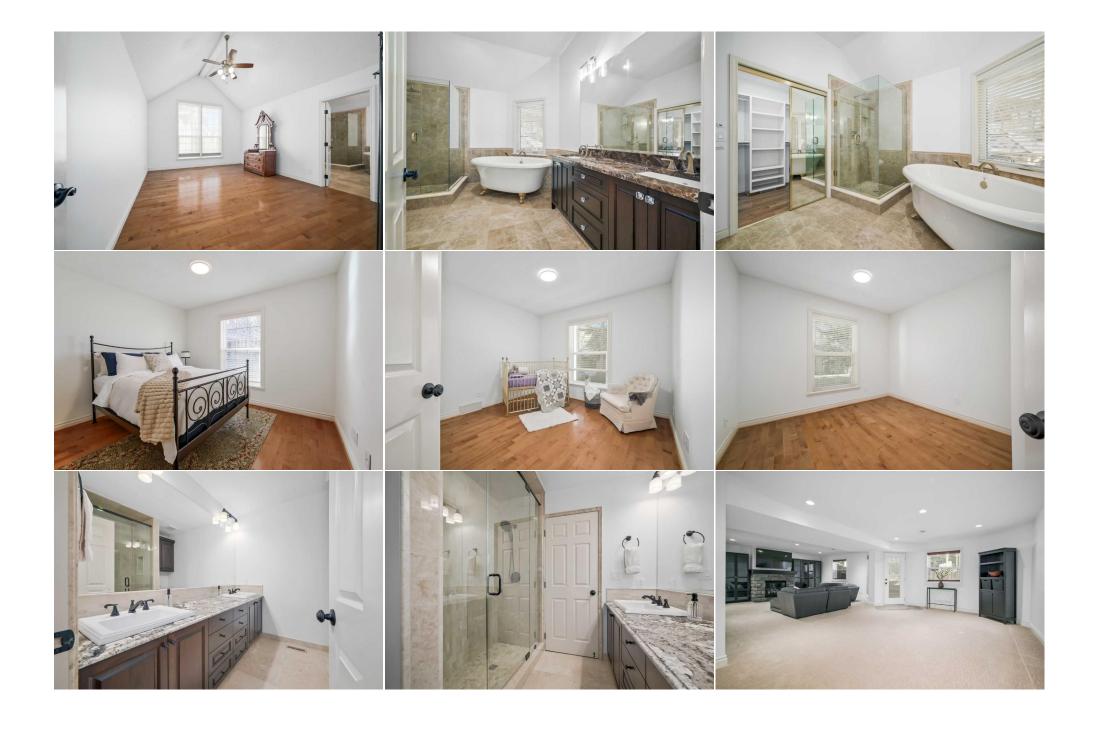
Utilities: **Room Information** 

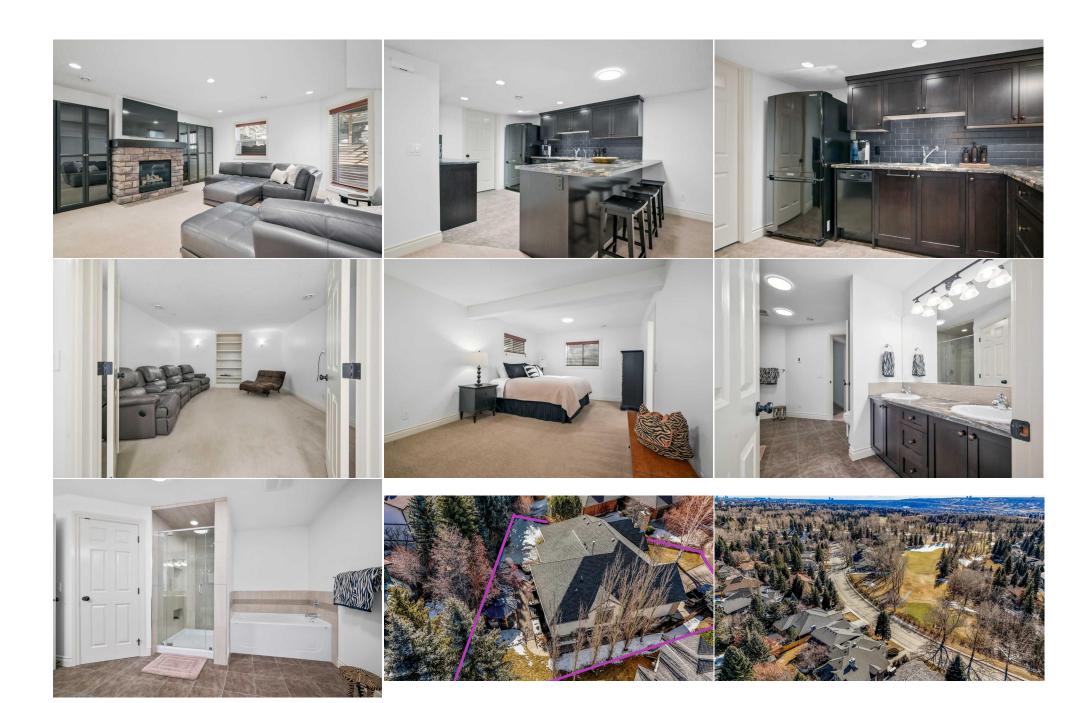
**Room** Level **Dimensions** Room <u>Level</u> **Dimensions** 

2pc Bathroom Bedroom Kitchenette Game Room Furnace/Utility Room	Basement Basement Basement Basement Basement	21`11" x 9`7" 37`9" x 67`10" 50`7" x 32`7" 56`4" x 101`2" 22`8" x 39`8"	5pc Ensuite bath Family Room Laundry Storage 2pc Bathroom	Basement Basement Basement Basement Main	48`2" x 36`8" 59`4" x 46`2" 27`11" x 35`3" 39`8" x 33`4" 21`11" x 13`11"	
4pc Bathroom Bedroom Bedroom Dining Room Kitchen Living Room	Main Main Main Main Main Main	25`5" x 26`10" 39`1" x 33`11" 32`7" x 37`9" 38`7" x 33`11" 41`3" x 47`10" 77`1" x 51`5"	5pc Ensuite bath Bedroom Breakfast Nook Foyer Laundry Office	Main Main Main Main Main Main	39`1" x 34`9" 39`1" x 34`2" 37`6" x 47`10" 32`3" x 22`2" 21`7" x 18`7" 31`2" x 33`8"	
Bedroom - Primary	droom - Primary Main 42`11" x 59`1"  Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	8510926	Zoning: R-CG	Remarks			
Pub Rmks:  Inclusions:  Property Listed By:	*Open House Saturday March 15, 1:30-4pm * Welcome to your forever home in prestigious Varsity Estates! This amazing 2200 sq. ft. executive bungalow with 4+1 bedrooms and 5 bathrooms is thoughtfully designed to be well-suited for every stage of life! Striking pride of ownership and quality improvements are evident inside & out. Freshly painted with 10' ceilings on the main floor. Large, bright living room with fireplace, spacious dining area, and dedicated home office with built-ins and big window. Sunny east-facing kitchen features oak cabinets, quartz counters, new built-in oven & microwave, limestone floors, and a unique brick surround. There's also a breakfast bar & spacious eating area. Double doors from the breakfast nook open to the covered patio and beautifully landscaped yard. The large master bedroom boasts a cathedral vaulted ceiling + a luxurious ensuite with marble floors, oversized shower, granite-topped double vanity, programmable jetted tub, and a walk-in closet. There are also three additional large bedrooms, a 5 piece bathroom with an oversized shower, a 2 piece powder room, and laundry room with LG steam washer & dryer that complete the main floor. A dream walk-up lower level, developed in 2011 is fully sound-proof between floors and features big windows, high ceilings + a massive rec room with gas fireplace + 2 bathrooms. There's a handy kitchenette area with cupboards, dishwasher & fridge (roughed-in for stove/cooktop), a separate home theatre room, TONS of storage, a massive 5th bedroom with walk-in closet + 5-piece ensuite with soaker tub and heated floors. The oversized double attached garage and beautifully landscaped yard include grass for the kids & dog, many mature trees, interlocking brick, a covered patio, irrigation, a gas BBQ line, a firepit, and a new custom gazebo. Central A/C. Notable updates include fresh paint throughout, all new electrical including many new pot lights, dimmers, light fixtures, new switches/receptacles & new panel. New attic insulation (2023) + windows/doors					









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