



THE
A-TEAM

**RE/MAX
FIRST**

655 VARSITY ESTATES Crescent, Calgary T3B 3C6

MLS®#: **A2181129**

Area: **Varsity**

Listing Date: **11/28/24**

List Price: **\$2,198,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area

Abv Sqft: **2,325**

Low Sqft:

Ttl Sqft: **2,325**

Lot Information

Lot Sz Ar: **8,729 sqft**

Lot Shape:

DOM

23

Layout

Beds: **4 (2 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Landscaped**

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Composite Siding,Mixed

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator

Int Feat:

Built-in Features,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`11" x 17`1"
Dining Room	Main	12`1" x 16`3"
Bedroom - Primary	Main	14`3" x 14`3"
Mud Room	Main	5`4" x 10`0"
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Lower	10`3" x 16`6"
Family Room	Lower	12`3" x 21`9"

Room	Level	Dimensions
Pantry	Main	7`3" x 7`5"
Living Room	Main	16`5" x 17`11"
Bedroom	Main	9`11" x 12`6"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"
Bedroom	Lower	10`1" x 11`2"

Title:
Fee Simple
 Legal Desc:

731285

Zoning:
R-CG

Remarks

Pub Rmks: **This absolutely stunning Bungalow in Varsity Estates is a rare opportunity for discerning buyers looking to downsize in sophistication. Fully re-imagined, with meticulous attention to detail, this home epitomizes modern living without sacrificing space or style. The thoughtfully crafted details throughout make this home ideal for those who appreciate unparalleled craftsmanship and a refined aesthetic, without having to endure the process of a custom build/renovation. At the heart of this bespoke home is a connected and expansive great room, serving as a tranquil space for everyday living as well as entertaining. The gourmet kitchen is a true centerpiece to the home, featuring a spectacular central island that invites family and friends to gather. With top-of-the-line Wolf gas cooktop, sleek custom cabinetry, and luxurious quartz countertops, this kitchen is as functional as it is beautiful. An inspired designed butler's pantry adds additional storage and functionality, while the custom entertaining hutch with matching beer/wine fridges, ensures you are always prepared to host. The seamless connection of the Great Room creates a warm and welcoming environment, enhanced by the south exposure and contemporary gas fireplace and built-in storage. There is roughed-in CAT6 wiring for future 'Smart Home' functionality, power blind capability, security keypad rough-ins, and various conduit access points, making it easy to enjoy modern technology. An abundance of custom cabinetry ensures that every essential has its place, creating clutter-free + serene living spaces. The primary suite is a spacious yet intimate retreat, with lovely leafy views, a well-appointed en suite, and WIC with built-in storage. The layout of the home has been customized for true 'single-level living,' with a second bedroom/den, an additional bathroom, + convenient main floor laundry. The stylish mudroom provides a perfect transition area for coming and going. Descending to the completely redesigned lower level, you will find two bright and airy bedrooms, each with its own WIC and a large bathroom, ensuring that your guests will be comfortable. The central recreation space is designed for fun and relaxation, featuring rough-ins for a built-in 7.2 surround sound home theatre system (7 speakers + 2 Subwoofers) and CAT6 wiring for seamless connectivity. Maintenance-free Hardie Board exterior showcases a timeless style that harmonizes with the beauty of this peaceful street. Enjoy the summer months on the tiered + private back deck, perfect for outdoor gatherings or quiet reflection. The brand new 2.5-car garage is designed to last with an extra thick concrete pad, extra rebar and perimeter foam board, and a conduit from the mechanical room for future data needs. Situated in an exclusive northwest location, this home is a short drive to the countless amenities, LRT and major routes. This is a rare opportunity to own a beautifully custom-designed home in a coveted estate community. Book your viewing today!**

Inclusions: **Refrigerator (in Pantry), Beer Fridge (Dining Room), Wine Fridge (Dining Room), Beverage Fridge (Basement), Dishwasher (Basement)**

Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











