



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**420 VARSITY ESTATES Place, Calgary T3B3B9**

MLS®#: **A2186802**

Area: **Varsity**

Listing Date: **01/10/25**

List Price: **\$1,524,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1981**  
Lot Information  
Lot Sz Ar: **12,196 sqft**  
Lot Shape: **15.9 x 37**

Finished Floor Area  
Abv Sqft: **3,066**  
Low Sqft:  
Ttl Sqft: **3,066**

DOM

**0**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Irregular Lot,Landscaped,See Remarks,Treed**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler,In Floor,Make-up Air,Hot Water,Natural Gas,Radiant,See Remarks,Zoned**  
Sewer:  
Ext Feat: **Balcony,Fire Pit,Storage**

Construction: **Brick,Wood Frame,Wood Siding**  
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Garburator,Gas Range,Microwave,Refrigerator,See Remarks,Washer/Dryer,Water Softener,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters,No Smoking Home,Soaking Tub,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`11"
Dining Room	Main	11`7" x 16`9"
Foyer	Main	12`1" x 8`0"
Laundry	Main	7`3" x 11`1"
Office	Main	13`3" x 11`8"
5pc Bathroom	Second	11`8" x 4`11"
Bedroom	Second	13`5" x 11`11"
Walk-In Closet	Second	8`0" x 7`0"
3pc Bathroom	Lower	6`10" x 9`7"
Media Room	Lower	10`5" x 12`7"

Room	Level	Dimensions
Breakfast Nook	Main	5`11" x 9`0"
Family Room	Main	17`10" x 16`5"
Kitchen	Main	14`0" x 15`9"
Living Room	Main	16`7" x 18`7"
Pantry	Main	5`11" x 8`4"
6pc Ensuite bath	Second	11`4" x 21`5"
Bedroom	Second	13`5" x 13`8"
3pc Bathroom	Lower	6`4" x 8`6"
Bedroom	Lower	11`1" x 11`3"
Game Room	Lower	17`2" x 28`1"

Bedroom - Primary

Second

18`0" x 20`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

7510331

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**This is the one you've been waiting for! Nestled in an exclusive cul-de-sac, this stunning custom-built home offers tranquility and seclusion in one of the most sought-after locations in Varsity Estates. Boasting close to 4,700 square feet of developed living space on a ¼ acre lot, this property is designed to bring the serene outdoor landscape indoors. Key Features Include: Park-Like Privacy: The backyard is a private oasis surrounded by mature trees and features a large composite deck, a patio with a gas fire pit, & hot tub. There's a 5-zone underground sprinkler system keeps this beautiful yard lush and green. Second-Floor Balcony: Enjoy breathtaking views of the backyard, adjacent green space, & the children's playground from one of the second-floor balconies. • Spacious and Elegant Interior: With 4 bedrooms, including a dream-sized primary bedroom with its own fireplace, huge ensuite bathroom & balcony. With 3 more bedrooms & bathrooms, Plus Media / Movie room, there's more than enough room for the whole family. Main Floor Laundry The vaulted ceilings, grand stone fireplace, and numerous character-filled details make this home truly special. • Gourmet Kitchen: This kitchen is set perfect for those who like to cook, with a large U shaped granite counter, huge double sink, wall oven & gas stove are always the preference, large fridge & they are all stainless steel. • Fireplaces Galore: Cozy up by one of the 4 fireplaces located throughout the home. • Updated Lower Level: The fully developed basement features in-floor heating, plenty of private spaces, gym equipment and room for relaxation or entertaining. • Outdoor Entertaining: Equipped with a gas line for a barbecue and a gas fire pit, the backyard is perfect for hosting gatherings year-round. • Heated Garage: Keep your vehicles warm during the colder months with a double heated garage. Prime Location: Situated next to a beautifully treed park and green space that leads to a children's playground, this home is ideal for families. The quiet cul-de-sac offers peace and safety while keeping you close to amenities. This property is an absolute treasure, move-in ready, and waiting for you to call it home. Schedule your private viewing today and fall in love with this magnificent retreat in Varsity Estates!**

Inclusions:

**Fridge & Freezer in the basement, hot tub, shed, murphy bed, a/c units, theater seating, TV wall mounts in kitchen + movie room + living room + great room & primary bedroom, pot rack, fireplace screen, TV's in Kitchen & Movie / Media Room**

Property Listed By:

**TREC The Real Estate Company**

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





























