

# \$1,400,000 - 224 Varsity Estates Place Northwest, Calgary

MLS® #A2042138

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**\$1,400,000**

4 Bedroom, 3 Bathroom, 1,996 sqft

Residential on 0.25 Acres

Varsity, Calgary, Alberta

Welcome to the home of your dreams! This stunning property nestled in a quiet cul-de-sac in sought-after Varsity Estates is truly a once-in-a-lifetime opportunity. From the moment you step inside, you'll be greeted by the perfect blend of elegance, luxury, and functionality. Let's start with the stunning hardwood floors and heated tile, which offer a warm and welcoming atmosphere. The open floor plan, with its large windows and hand-troweled ceilings, creates a sense of spaciousness and allows natural light to flood the home. The stunning gas fireplace provides a cozy touch, perfect for those chilly evenings when you want to curl up with a good book or entertain guests. The gourmet island kitchen with its granite countertops is a chef's dream, featuring custom finishes and high-quality appliances. The main floor den and custom California Closets in bedrooms provide added convenience and functionality, making life easier for you and your family. An added bonus of this home is the primary bedroom. With French doors that open onto the patio, his and her closets, and a spa-like ensuite with heated floors and a clawfoot tub. The lower level is equally impressive, with two spacious bedrooms, a full bathroom, and oversized windows that let in plenty of natural light. Here you will also find a spacious laundry room with a utility sink and lots of extra storage cabinets. And when you step outside, you'll be greeted by an enormous, beautifully landscaped backyard with new concrete work and sump



pumps for added protection. This home truly has it all â€“ great location, beautiful finishes, and plenty of space for both indoor and outdoor living. And with close proximity to golf, parks, schools, playgrounds, shopping, and major roads, it's the perfect place for you and your family to call home. Don't miss out on this incredible opportunity â€“ schedule a viewing today and discover why this stunning property won't be on the market for long.

Built in 1976

### Essential Information

MLS® #	A2042138
Price	\$1,400,000
Sold Price	\$1,400,000
Date Sold	May 18th, 2023
Bedrooms	4
Full Baths	3
Square Footage	1,996
Lot SQFT	10,882
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	224 Varsity Estates Place Northwest
Subdivision	Varsity
City	Calgary
Province	Alberta
Postal Code	T3B 3B7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

### Interior

Goods Included	Bookcases, Closet Organizers, Kitchen Island, Quartz Counters, Sump Pump(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Window Coverings, Gas Stove, Microwave, Washer/Dryer
Heating	Forced Air, In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Basement Development	Finished, Full
Basement Type	Finished, Full
Flooring	Carpet, Hardwood, Tile

## Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, Landscaped, Level, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Stone
Foundation	Poured Concrete
Front Exposure	E
Frontage Metres	15.10M 49`6"
Site Influence	Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, Landscaped, Level, Pie Shaped Lot, Private

## Additional Information

Zoning	R-C1
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX FIRST
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