



GRASSROOTS
REALTY GROUP

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18 Varsplain Place NW
Calgary, Alberta

MLS # A2217734



\$2,825,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,505 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Level, Underground Sprinklers		

Heating:	In Floor, Heat Pump, Natural Gas, Radiant, See Remarks, Zoned	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, ICFs (Insulated Concrete Forms), See Remarks	Zoning:	R-CG
Foundation:	ICF Block, Poured Concrete, See Remarks	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sauna, Smart Home, Storage, Sump Pump(s), Suspended Ceiling, Walk-In Closet(s), Wet Bar		
Inclusions:	Heated outdoor shed		

Tucked away on a quiet cul-de-sac in one of Calgary's most desirable communities, this 4 bedroom, 4-bath 2023 custom-built luxury family home offers 5,400+ sq ft of refined functional living space. Built on a 9601 sq ft lot with a SE backyard surrounded by mature trees and winding pathways, this home is an architectural & structural masterpiece. From the stunning "sunroom" with massive windows, to the gorgeous chef's kitchen and spa-like primary suite, every inch of this elegant home blends comfort, sophistication, and smart design. Features include: grand 10' ceilings, radiant in-floor heating everywhere (including garage and storage areas), power Hunter Douglas blinds, Lutron smart lighting, and a sun-soaked backyard with magnificent covered lower and upper level decks. The main floor features a central living/dining/kitchen area, office, a flex-room affectionately referred to as the "sunroom", a mudroom with one of two laundry areas + a 2 piece powder room. The garage is oversized and heated, with epoxy floors, trench drain & hosebib with hot & cold water. Upstairs features two large bedrooms, a full bath, a second laundry room, and a luxurious primary suite with steam shower, custom closet area with massive windows & spectacular covered balcony with heated outdoor storage. The fully developed basement includes a recreation room with wet bar, full bath with dry sauna, guest bedroom, and an impressive oversized mechanical/control room, and dedicated storage. Built as a personal residence by a seasoned mechanical systems expert, this home goes beyond conventional standards & epitomizes the definition of quality. With insulated concrete form (ICF) walls, slab concrete floors on every level, 19 adjustable radiant heat zones, and commercial-grade structural integrity, it delivers unmatched durability,

soundproofing, air quality, and energy performance. This home is engineer-certified and crafted for minimal future maintenance and maximum peace of mind. Your family will love the picturesque, expansive pathway system as you walk to nearby University District & U of C. A short distance to Alberta Children's Hospital, Market Mall, and many nearby top-rated & specialty schools. Rarely does a home of this quality come to market—this is a must-see.