



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4211 Vandyke Place NW
Calgary, Alberta

MLS # A2219448



\$1,499,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,716 sq.ft.	Age:	1967 (58 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Pie		

Heating:	Central, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Steam Room, Storage, Vaulted Ceiling(s), Wet Bar		
Inclusions:	NA		

OPEN HOUSE Saturday 17th May and Sunday 18th May 2025 Between 1pm-3pm. 3D VIRTUAL TOUR AVAILABLE. Welcome to this beautiful, FULLY FINISHED, NEW CONSTRUCTED BUNGALOW in the heart of Varsity, one of the most desirable community in the NW Calgary. The charming curb appeal of this home will capture your heart at first glance. As soon as you walk into the house, you are greeted with high ceilings, very bright and open concept. There is a well laid out LIVING ROOM by the entrance equipped with an electric fire place, adjacent with the dining room and a stunning kitchen which has a high end stainless steel appliances, quartz counter tops and a lot of storage space. The main floor also features a primary bedroom with a walk-in closet, ensuite 5pc bath and your personal fire place, there are other two very decent sized bedrooms with a 4pc bath. Also at the back there is a mud room and DOUBLE DETACHED GARAGE for your cold snowy Calgary winters. Walk out the back door, there is a decent sized WEST FACING DECK for your family gatherings, there is a gas pipeline for your summer BBQs, and there will be plenty of sun all day long. The yard is beautifully landscaped with mature trees, brand NEW SOD and is privately fenced. The basement features a bedrooms with ensuite STEAM ROOM/Bathroom, another bedroom and a washroom, a family room with a wet bar and there is another fire place. The Basement also features a bright and spacious laundry room with a sink and a lot of storage space. The LOCATION of this Bungalow is absolutely fantastic, it's located on a quite, street safe Cul-De-Sac, it's also close to the kids park, close to schools, bus stops, Market Mall, University of Calgary, shopping complex, gas station, cafes, various restaurants, close Shaganappi Trail, Crowchild Trail and 40th Ave. This Bungalow is nestled on one

of the best locations you could ever find.