



**GRASSROOTS**  
REALTY GROUP

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**4211 Vandyke Place NW**  
**Calgary, Alberta**

**MLS # A2230525**



**\$1,350,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,710 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden, Lawn, Street Lighting		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bidet, Bookcases, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Call listing agent

Welcome to this stunning, brand-new luxury bungalow nestled in a quiet cul-de-sac in the heart of Varsity—one of Northwest Calgary's most established and sought-after communities. Thoughtfully designed and beautifully finished, this home delivers exceptional curb appeal with professional landscaping, new sod, mature trees, and an inviting front entry. Inside, you're greeted by soaring ceilings, oversized windows, and a bright, open-concept floor plan that seamlessly blends modern elegance with everyday comfort. The front living room features a contemporary fireplace and sets the tone for refined, relaxed living. The adjacent dining space flows effortlessly into a chef-inspired kitchen, outfitted with premium stainless steel appliances, quartz countertops, extensive cabinetry, and a 13-foot island—an entertainer's dream. The main-floor primary suite is a true retreat, complete with its own fireplace, a spacious walk-in closet, and a luxurious 5-piece en-suite with dual vanities, a soaking tub, and a separate shower. Two additional well-proportioned bedrooms and a designer 4-piece bathroom complete the main level. At the rear, a functional mudroom with built-ins provides convenient access to the double detached garage, perfect for Calgary winters. Step outside to enjoy the sun-drenched, west-facing backyard, featuring a newly constructed deck with a gas line for BBQs, fresh sod, and a fully fenced yard—ideal for entertaining, kids, or pets. The fully developed lower level offers over 1,200 sq ft of additional living space, including a spacious family room with a third fireplace, a custom wet bar, and two more generous bedrooms—one with a private en-suite that includes a luxurious steam shower. A fourth full bathroom and a large, well-equipped laundry room with a steam closet, built-in cabinetry, and a utility

sink add to the home's thoughtful functionality. Located minutes from Market Mall, University of Calgary, Foothills Hospital, LRT stations, parks, top-rated schools, and major routes, this turnkey property offers the perfect combination of lifestyle, location, and modern comfort. With 5 bedrooms, 4 full bathrooms, and over 2,900 sq ft of professionally finished space, this elegant Varsity bungalow is ideal for families, professionals, or anyone looking for single-level living with no compromises. Don't miss your opportunity—book your private showing today!