



GRASSROOTS
REALTY GROUP

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108 Varsity Estates Place NW
Calgary, Alberta

MLS # A2231166



\$1,200,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,241 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar

Inclusions: Primary bed, 2 nightstands, dining table & 8 chairs, hutch in dining room, living room sofa & chair (brown), alarm & components.

Hello, Gorgeous! Welcome to 108 Varsity Estates Place NW – a beautifully maintained 4-bedroom, 3.5-bathroom estate home offering over 3,300 sq ft of living space on a professionally landscaped lot with golf course views in the prestigious community of Varsity Estates. The main floor greets you with slate tile flooring, soaring ceilings, and an open-to-below design that fills the home with natural light. The vaulted great room features rich millwork, built-ins, and a stunning free-standing gas fireplace, which elegantly separates it from the large dining area. A second sitting room with another fireplace and built-ins provides a cozy retreat, while the European-inspired kitchen offers flat-panel cabinetry, solid countertops, SubZero refrigerator, cooktop, built-in oven & microwave, and integrated garbage compactor. Upstairs, the spacious primary suite features a fireplace, wall-to-wall closets, access to a private balcony, and a renovated spa-like ensuite with dual sinks, jetted tub, steam shower, and heated floors. Two generously sized secondary bedrooms with dual closets and a full bath complete the upper level. The fully finished basement includes a wet bar, large rec room with built-in art niches, a 4th bedroom with ensuite, and an oversized utility/storage space with potential for further development. Additional highlights include main floor laundry with outdoor access, oversized double garage, A/C, a newer driveway, and impressive curb appeal. Enjoy outdoor living on the partially covered deck surrounded by mature trees and lush landscaping. This home is being sold as-is and is in one of Calgary's most established neighbourhoods.