



GRASSROOTS
REALTY GROUP

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**18, 1901 Varsity Estates Drive NW
Calgary, Alberta**

MLS # A2243478



\$869,900

Division:	Varsity		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	2,547 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Environmental Reserve,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	See Remarks, Shake	Condo Fee:	\$ 751
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	M-CG d19
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Laminate Counters, Soaking Tub, Storage, Wet Bar		

Inclusions: freezer in garage, shelving in basement storage room, kitchen microwave

Don't miss out on this chance to make your home in one of Northwest Calgary's most exclusive townhome complexes...welcome to CHATEAUX ON THE GREEN II in the highly desirable community of Varsity. Home to the same owner for the last 35 years, this fully finished two storey end unit is one of the largest in the complex, & enjoys 4 bedrooms & 3.5 bathrooms, oversized & heated 2 car garage, 3 fireplaces & is perched on the ridge with views of the bluff overlooking the Silver Springs golf course. This warm & inviting condo has a wonderful relaxing floorplan featuring sunny living room with built-in hutch & wall-of-windows, spacious formal dining room with access onto the backyard deck, cozy family room with stone-facing gas fireplace & bright eat-in kitchen with tile floors, loads of cabinet space & the appliances include a Frigidaire cooktop stove & Maytag built-in oven. Upstairs there are 3 large bedrooms & 2 full bathrooms; the owners' retreat is a tremendous size & has its own private lounge with gas fireplace, huge windows, walkthrough dressing area with 2 big closets & soaker tub ensuite with separate shower. The lower level is finished with a big 4th bedroom with oversized windows, another full bathroom, storage room & rumpus room with wet bar & wood-burning brick fireplace. Additional features & improvements include the 2nd floor laundry with Maytag washer & dryer, 2 furnaces (replaced in 2014), new windows with custom blinds (2014), hot water tank (2018), Enviroshake roof (@ 2010), garage heater (2016) & private composite deck with stairs leading down to the backyard & the ridge overlooking the golf course. As a resident of CHATEAUX ON THE GREEN II, your monthly condo fees gives you access to the beautifully renovated CHATEAUX CLUB...shared with CHATEAUX ON THE GREEN I,

with its indoor swimming pool & hot tub, fitness centre, sauna, outdoor tennis courts & lounge with kitchen. The prestigious Silver Springs Golf & Country Club clubhouse is across the street & you are walking distance to bus stops & Varsity Ravine Park. Prime location in the heart of Varsity Estates only a short few minutes to Dalhousie Station & LRT, schools & University of Calgary, Market Mall & University District, Bowmont Park & Foothills Medical Centre. And quick & easy access to Crowchild Trail to take you to all area amenities & parks, the Bow River, recreational facilities & downtown.