



GRASSROOTS
REALTY GROUP

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112 Varsity Green Bay NW
Calgary, Alberta

MLS # A2249686



\$1,495,000

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,419 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	5
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, No Smoking Home, Primary Downstairs, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Wet Bar		
Inclusions:	Steam oven, Freezer drawer (2).		

Nestled on a quiet cul-de-sac in sought-after and prestigious Varsity Estates, this exceptional 4-bedroom, 4.5-bathroom estate home with over 2555 square feet of developed living area, sits perfectly on an expansive, irrigated, and private park-like lot. Surrounded by mature fruit-bearing trees, professionally landscaped and irrigated gardens and offering ultimate privacy, this four-level split home delivers sophisticated living in one of the area's most desirable locations. Four separate patios extend your living space outdoors and invite you to relax or host in style while taking in lush garden views. From the moment you step inside, you'll be captivated by vaulted ceilings, designer finishes, and a sense of refined comfort throughout. The heart of the home is a bright and spacious gourmet kitchen featuring top-of-the-line appliances, custom cabinetry, marble countertops and an elegant design that's perfect for entertaining or everyday living. The living room offers warmth and character with a unique twist — a secret loft playroom that adds charm and a touch of whimsy. Each level of this thoughtfully designed home brings privacy, functionality, and style. On the lower level the primary bedroom suite is a true retreat, featuring a spa-like ensuite with a soaking tub, walk-in shower, and direct access to a private patio oasis- perfect for morning coffee or a peaceful evening wind-down. There are two additional bedrooms on this level- each with it's own ensuite washroom. Additional highlights include a oversized garage with epoxy floor, pressure washer and a convenient EV charging outlet. Recent upgrades include tankless hot water system, new furnace, EcoBee security and smart home system, new washer and dryer. Close to great shopping, services, schools and parks. Easy access to LRT and major roadways. Don't miss the opportunity to own

this rare gem in a highly sought-after location – a perfect blend of luxury, innovation, and modern design.