



GRASSROOTS
REALTY GROUP

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131 Varsity Estates Terrace NW
Calgary, Alberta

MLS # A2255129



\$1,499,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,253 sq.ft.	Age:	1987 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Kitchen Island, Skylight(s)		

Inclusions: none

Welcome to a large walkout bungalow in the heart of Varsity Estates. The home has over 4,600 of livable space! Rarely does such a large bungalow of this size come to market. This large pie lot with south exposure has been well maintained in the 20 years that the current owners have owned the home. The main floor has a large living room with a gas fireplace, a spacious front family room and a sizable dining area that's great for entertaining. The kitchen has an island with a separate eating area that looks south. There is access to a raised deck that overlooks the yard and neighboring properties. The master bedroom is big with its own 4 piece ensuite and walk in closet. There are 2 additional bedrooms with a 4 piece bathroom + a mud room and laundry. The lower level is fully developed with 2 bedrooms and a 4 piece bathroom. There is a bar and a large rec room for entertaining. There is a large pool that hasn't been used in 20+ years (sold as is). The home has a huge backyard that's great for kids. The home is located in close proximity to Dalhousie Station and Crowchild Square plaza. A short drive to Market Mall and Silver Springs golf course. Home won't last long!