



**GRASSROOTS**  
REALTY GROUP

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**4023 Varmoor Road NW**  
**Calgary, Alberta**

**MLS # A2269374**



**\$1,030,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,886 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Many Trees, No Neighbours Behind, Private, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Chandelier, No Smoking Home, Storage		

**Inclusions:** All Window Coverings, Garage Door Opener, 3 Camera Monitors (as is), Play Centre, Gazebo, Overhead Shelving in Garage, Storage Shed

\*\*\*\*OPEN HOUSE SUNDAY, DECEMBER 14 - 2:00 PM - 4:00 PM AT 4023 VARMOOR RD NW\*\*\*\* Gorgeous 4 bedroom, 4 bath family home with over 3000 SQFT of developed living space located in the prestigious neighbourhood of Varsity Village. Low maintenance vinyl plank & hardwood flooring, upgraded, oversized bright sunny windows, freshly painted walls & good-sized rooms throughout! The generous sized foyer makes it easy to welcome the whole family & conveniently leads you to a powder room + a main floor bedroom/den. The living/dining area features a huge, elegant space perfect for entertaining, with brick wood burning fireplace & sliding glass doors that open onto the new deck overlooking the huge 70' x 133', treed backyard. The kitchen has been updated with stainless steel appliances, new white backsplash, trendy countertops & freshly painted cabinet doors. The upstairs includes three oversized bedrooms with deep closets including a king size master bedroom with double closets, a three-piece ensuite & a feature wall made of repurposed wood from the property's original fence. The lower level boasts a wide-open family/games room with another wood burning fireplace & additional 3 piece bath. Lastly cozy up in the property's sunroom with, built-in bookshelves, glass windows & direct access to the yard - a perfect spot to watch your kids play in the oversized south facing backyard with covered deck & a built-in play structure. The property includes an attached garage, extra long & wide driveway for additional parking. The inner-city neighbourhood is filled with a network of parks & pathways perfect for dog owners or parents with children. This charming + spacious home is situated within walking distance to the University of Calgary, University District (with ice cream shop, theatre, & grocery store), Market Mall, The

Brentwood LRT Station, The Children's Hospital, The Foothills Hospital, schools such as Marion Carson Elementary (with mandarin immersion program), Varsity Acres French Immersion, F E Osborne Junior High School, Sir Winston Churchill High School & many more, not to mention more shopping, large open green spaces, tennis courts, soccer fields & multiple playgrounds!! Move in condition!