



**GRASSROOTS**  
REALTY GROUP

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**5031 Viceroy Drive NW**  
**Calgary, Alberta**

**MLS # A2275791**



**\$1,399,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,264 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, H		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Lar		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Storage shed. R.O. system.

Discover the pinnacle of executive living in this stunning 2,624 sq ft home perched overlooking the serene Varsity Ravine Park. This prime ravine location offers unparalleled tranquility and breathtaking natural views, while being ideally situated on a quiet street in one of Calgary's most sought-after neighborhoods. Step inside to a distinctive floor plan filled with natural light from towering windows adorned with remote-control blinds and custom reflective film—perfect for the west-facing kitchen, dining room, and living room that features a cozy wood-burning fireplace. The heart of the home is the extensively updated kitchen, boasting a large island with a built-in chopping block, gas stove, wine fridge, and newer stainless-steel appliances. Extensive updates include custom built-in cabinetry throughout, enhancing both style and functionality. The upper level welcomes you to a luxurious primary retreat complete with a spacious walk-in closet and a spa-like ensuite featuring a double sink, heated floors, and a no-step walk-in shower with elegant glass block wall. The upper level contains an additional bedroom, and a convenient den overlook the living space below, offering inspiring ravine vistas. The main level provides flexibility with a large recreation room and a bright breakfast nook, ideal for everyday living or entertaining. The lower level features a spacious bedroom with a walk-in closet and built-in storage, plus a 4-piece bathroom. Outdoor living is effortless with a low-maintenance backyard featuring multi-level decks, an outdoor kitchen, and a storage shed backing directly onto the ravine—your private oasis for relaxing and entertaining. The front of the home offers a cozy sitting area and a large driveway leading to an oversized single garage. This exceptional property is perfectly positioned close to the University of Calgary, Market Mall,

Foothills Hospital, and just a short walk to the Dalhousie LRT station—combining peaceful ravine seclusion with unbeatable urban convenience. Truly a must see to appreciate the pride of ownership.