



GRASSROOTS
REALTY GROUP

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12 Vandoos Villas NW Calgary, Alberta

MLS # A2277705



\$635,000

Division:	Varsity		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,345 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Few Trees, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 499
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, French Door, Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Wheelchair lift in garage, Freezer next to washer/dryer, Freezer in garage

Welcome to this exceptional bungalow villa in the highly sought-after +55 community of Horizon Village Varsity. Offering over 2,600 sq. ft. of fully developed living space, this air-conditioned, semi-detached home features three bedrooms, three bathrooms, a dedicated office, and a front-facing double attached garage. Thoughtfully upgraded and meticulously maintained, this home delivers a bright, comfortable, and low-maintenance lifestyle in a vibrant, well-established community. The radiant main floor is beautifully finished with hardwood flooring throughout and designed for both comfort and entertaining. The spacious living room features Southwest-facing views, custom built-in bookcases, and elegant French doors at the front entry, creating a warm and inviting atmosphere. The well-appointed kitchen offers ample cabinetry, an oversized peninsula with extra storage, adjoining kitchen nook leading to the extra wide patio doors that open to a private deck with a retractable awning and adjacent formal dining room provides the perfect setting for hosting family and friends all overlooking a tranquil green space. The generous primary suite includes a 3-piece ensuite with a walk-in shower, while a second spacious bedroom, full bathroom, and convenient main-floor laundry complete this thoughtfully designed level. The fully finished basement offers an impressive and versatile living space, featuring a spacious recreation room with oversized windows and a cozy corner gas fireplace. This level also includes a bright and generous third bedroom, a large 3-piece bathroom, a flexible den with built-in shelving ideal for a home office, and a dedicated storage room all perfectly completing this exceptional lower level. Residents enjoy exclusive access to the Horizon Village clubhouse, complete with a full kitchen, exercise room, library, and inviting social spaces perfect for staying

active and connected in this vibrant community. This unbeatable location places you just steps from Market Mall and minutes to the University of Calgary, Foothills Hospital, Nose Hill Park, and Silver Springs Golf Course. Opportunities like this are rare; experience relaxed, community-focused living in the heart of Varsity. Book your private showing today