



**8 Vardana Place NW  
Calgary, Alberta**

**MLS # A2280305**



**\$1,338,800**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,513 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tree		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Natural Woodwork, No Smoking Home, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Garden Shed, Built-in Office Desk & Cabinetry		

Perfectly positioned on a quiet cul-de-sac in Varsity Village, this exceptional raised bungalow offers a rare blend of privacy, openness, and connectivity. The home faces a large open green space and soccer fields adjacent to École Terre des Jeunes, creating an expansive and unobstructed outlook, while the school grounds begin several yards to the west. The rear of the property backs onto the neighbourhood pathway system—ideal for walking, cycling, and easy access to surrounding green spaces. Extensively renovated, the home features a stunning custom kitchen designed for both daily living and entertaining. Solid wood cabinetry, granite countertops, and premium appliances include a Fisher & Paykel gas cooktop, Bosch double ovens, Miele dishwasher, oversized KitchenAid refrigerator, and a full-size bar fridge. Natural gas hookups to both decks further enhance outdoor entertaining. Two expansive decks extend the living space outdoors. The front deck offers vinyl flooring with glass railing and open views across the green space, while the walk-out rear cedar deck provides privacy, a wind screen, and views of the landscaped yard and pathway beyond. Mature trees and shrubs contribute to the home’s established character. Inside, large windows and exposed wood beams create a bright, welcoming atmosphere and highlight the home’s architectural character. Hardwood flooring on the main level, updated lighting with dimmer controls, generous closets, and multiple living spaces support both comfort and functionality. Two natural gas fireplaces add warmth, while built-in speakers, custom cabinetry, and office desks enhance everyday living. The primary suite features a walk-in closet, blackout blinds, a soaker tub, separate shower, and heated floors. Additional highlights include air conditioning, water softener, humidifier,

two forced-air furnaces, a heated oversized double garage with ample storage, and a large storage area beneath the rear deck. Located in Varsity Village, residents enjoy generous lot sizes, excellent schools at all levels, proximity to the University of Calgary, Market Mall, University District amenities&mdash;without the density&mdash;and convenient west-side access to downtown and the mountains. Welcome home!