



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4239 Vauxhall Crescent NW  
Calgary, Alberta**

**MLS # A2285953**



**\$1,399,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,238 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Open House March 21 - 11:00 am to 3:00 pm. Welcome to this incredible 2 Storey home on a massive Pie Lot in Varsity! A rare find: this fully rebuilt home comes with an enormous triple garage and massive backyard. Extensively redone with the highest quality renovations, this home was taken to the studs and is complete with new electrical, plumbing, HVAC along with luxury modern finishes. Step inside to the spacious foyer complete with built in oak grain cabinets, table bench and shelving. Spacious cabinets provide a plethora of space for your daily living. The crescent kitchen is 20' wide and sports a massive island with quartz waterfall. Bone White cabinet doors float above the wood grain cabinets to create a natural open kitchen with sleek Quartz countertops. Custom gold pedant lights compliment the natural light and sleek luxury wood finishing. Built in refrigerator blends into the cabinets to provide a consistent lush look. The kitchen transitions seamlessly to the light filled Living room with a stone tile centerpiece wrapping the cinder log style fireplace. Incredibly spacious and fits the whole family as well as guests when entertaining. Open right to the backyard deck via sliding doors. The main floor also hosts an office complete with extensive built in shelving and oversized windows allowing natural light to pour in. Moving upstairs takes us through the Glass handrail staircase. Upstairs has three bedrooms, the laundry and a spacious bonus room. The master bedroom overlooks the front yard and comes complete with a beautiful ensuite and walk in closet.. The Ensuite has his and her vanities, and a massive tiled walk in shower with a overhead rainhead. Every bedroom is massive with large closets and yard views. The bonus room is the perfect family room with the wood grain flutes and sleek gold tile feature wall making the ultimate backdrop for entertainment. The

large and spacious basement comes with a media room, 2 additional bedrooms, another bathroom and a wet bar. Because this home is on a pie lot, that means the backyard is much larger than a traditional rectangle lot and that allows for a massive triple garage while still giving way to huge amenity space. A tremendous amount of parking thanks to the cul-de-sac front access parking as well as the triple garage means the whole family has ample parking space. Large amounts of leisure space outside as well. Enjoy the rear deck, or the concrete Patio surrounded by young Aspens fitted with a firepit, barbeque and gazebo for summer lounging. The exterior of this home is adorned with fire resistant stucco and Roman Stone giving this home a beautiful timeless look. Minutes from Market Mall, the University of Calgary and the Bow River. Peerless layout, finishes and location, book a showing today for this classic inner city masterpiece.