



**902 Varsity Estates Place NW  
Calgary, Alberta**

**MLS # A2292939**



**\$1,870,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,014 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscap		

<b>Heating:</b>	Central, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	<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, Mixed, Post & Beam, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

A rare Varsity Estates offering—where mature trees, quiet streets and modern Tuscan warmth create a home that feels like a private sanctuary. With tree-lined views from nearly every room, the setting is as impressive as the design. Step inside and the space unfolds with intention. Wide-plank oak floors and a striking open-riser staircase with wood treads and black spindles create an architectural welcome, drawing you to the main living level. The great room is wrapped in oversized LUX windows and anchored by a full-height stone fireplace with custom built-ins—made for slow mornings and effortless evenings. It flows into the showpiece kitchen, where the expansive 14' island becomes the heart of the home—topped with a waterfall quartz counter and book-matched veining that reads like art. Rift-cut white oak cabinetry and a fluted rift-cut canopy over the gas range set a refined tone, paired with Monogram appliances. Daily luxuries—water purifier and instant hot water—keep it beautifully functional, while the scale and flow make hosting effortless. The dining area opens to the back deck for seamless indoor—outdoor living—an entertainer’s dream and the kind of layout where gatherings feel natural, meals linger longer, and memories are made. Outside, the backyard is an oasis: private, mature, and layered. A generous deck off the dining room sets the stage for summer dinners, while an expansive secondary deck tucked into the heart of the yard is surrounded by greenery—ideal for hosting, lounging, or quiet mornings with coffee. With birdsong and the wind moving through the treetops, it feels far more like a backyard sanctuary than inner-city living. The primary retreat was designed to immerse you in that calm, with a massive picture window, warm wood accents and natural

tones that invite you to exhale. A huge walk-in closet with custom built-in organizers completes the suite, including a makeup desk set beneath a window for natural light. The spa-like ensuite continues the experience with a generously scaled tiled shower with glass doors, a fluted freestanding tub that blends effortlessly into the fluted tile feature wall, and in-floor heating&mdash;finishes that feel cohesive and intentional from space to space. Downstairs, the lifestyle continues with a lounge-ready media space, wet bar and glass-front wine room, plus a dedicated gym and a generous lower-level &ldquo;second primary&rdquo; with large above-grade windows and tranquil backyard views. A hidden storage room adds a fun pop of personality. Including an insulated, heated double garage with EV rough-in and a hard-wired security system. In Varsity Estates, you&rsquo;re minutes to top schools, Market Mall, the University of Calgary, Foothills & Children&rsquo;s Hospital, LRT access, and the Bow River pathway network&mdash;one of Calgary&rsquo;s most complete, connected communities. This isn&rsquo;t just a home&mdash;it&rsquo;s an experience, and a rare Varsity Estates luxury offering that doesn&rsquo;t come along often.