



**12 Vandoos Villas NW**  
**Calgary, Alberta**

**MLS # A2294517**



**\$574,900**

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

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

**Inclusions:** None

Welcome to this beautiful bright bungalow villa in the sought-after 50+ community of Horizon Village Varsity, offering over 2,600 sq. ft. of fully developed living space and a low-maintenance lifestyle in an exceptional location. This air-conditioned semi-detached home features 3 bedrooms, 3 full bathrooms, a dedicated office, and a front-facing double attached garage. The main level is warm and inviting with maple hardwood flooring throughout, a bright living room with custom built-ins, and southwest-facing exposure. The spacious kitchen offers ample cabinetry, an oversized peninsula, and a sunny nook with access to a private large deck with retractable awning, all overlooking green space, while a separate dining area is perfect for entertaining. The primary suite includes a walk-in shower ensuite, while a second bedroom, full bath, and main-floor laundry complete this level. As an added upgrade, all Poly-B plumbing has been removed and replaced. The fully finished basement with oversized windows highlights a large recreation room, third bedroom, full bathroom, office with built-ins, and 2 ideal storage spaces. Enjoy access to the community clubhouse with kitchen, fitness area, and social spaces. Ideally located steps to Market Mall and minutes to the University of Calgary, Foothills Hospital, Nose Hill Park, and Silver Springs Golf Course. A fantastic opportunity for easy, community-focused living in Varsity