



**1510 Varsity Estates Drive NW
Calgary, Alberta**

MLS # A2297464



\$1,199,900

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,279 sq.ft.	Age:	1974 (52 yrs old)
Beds:	7	Baths:	5
Garage:	Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Many Trees, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV bracket in front room, microwave and all light fixtures and window coverings.

For the first time on the market, this well-maintained and solid family home BACKS ONTO THE GOLF COURSE and offers 4,700 sq ft of total living space, on a large 9,200 sq ft lot. A large foyer welcomes you and leads to the family room and dining room, both with fireplaces. The family room faces the backyard with fantastic VIEWS of the golf course; a tranquil haven! The very spacious dining room easily holds a large dining set for a gathering with family and friends. At the front of the home is a large, formal living room. The spacious kitchen has ample room for a dinner table, comes with VIEWS into the backyard and onto the golf course and opens up to the garden patio. The entire main floor is flooded with natural light because of the abundance of windows that can be found throughout. A large laundry room and a 3-piece bathroom in the foyer complete the main floor. Upstairs are THREE bedrooms and a large bonus room, which could easily convert to a 4th bedroom. The primary bedroom has a 4-piece ensuite, and a second 4-piece bathroom serves the other two bedrooms. The basement is fully finished with FOUR very well-sized bedrooms and two bathrooms, of which one is an ensuite. In addition, the basement offers a lot of storage and a cold room. Over the years, the owners kept the home immaculate, and the pride of ownership shows. Some of the UPDATES over the years are the hot water tanks (2020 + 2023), the roof (2019), triple pane windows (2006-2017), carpet (2020) and fresh interior and exterior paint (2020-2023). VARSITY ESTATES is loved for its quiet setting, surrounded by the golf course, nature and pathways, and for its schools and proximity to downtown and many major amenities, such as Market Mall, Dalhousie Station, the LRT station, the University of Calgary, the Foothills and the Children's Hospital. Properties like this, on the golf

course, in Varsity, on the market for the first time, are rare so don't wait too long and book your showing.