



**240 Varsity Estates Terrace NW  
Calgary, Alberta**

**MLS # A2303036**



**\$1,200,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,928 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Pool Table, Shuffle Board

\*\* BEAUTIFUL Walkout Bungalow - on a very quiet cul-de-sac location in this highly sought out community of Varsity Estates. Walking distance to community parks, hiking paths, community shopping and LRT. Short distance to U of C, major shopping malls and great access to several major traffic arteries. \*\* This is a truly special home with meticulous landscaping and a gorgeous PRIVATE well treed SW backyard. \*\* Very bright, open functional plan with a spacious sunken living room and formal dining room off the kitchen. The kitchen & breakfast nook is very bright and airy - with a centre island, loads of cabinets featuring quartz counter tops, There is also a large corner pantry and a full compliment of quality/ upgraded appliances. The spacious eating nook has a patio door leading to a lvery large sunny south exposed deck - that overlooks this very well treed / private backyard. \*\* This also leads to a cozy family room with custom paneling and a brick faced fireplace. 88 Back to the front entry we have a good sized den/office with custom paneling a built in bookshelves. \*\* From here we go down the hall wich leads to the spacious back entry / laundry room with a laundry sink and access to the double insulated attached garage. \*\* This then leads to the very large bright "primary bedroom" featuring a large walk-in closet and a dream ensuite with a terrific walk-in shower, double vanity with beautifull raised vessel sinks -and- a terrific makeup counter with added custom shelves and storage. \*\* The second bedroom is also a good size with a walk-in closet. The main bathroom has been beautifully upgraded featuring a deep contoured soaker sink, perfect for the slow enjoyable soaks. \*\* DOWNSTAIRS has ben fully developed and features a cozy family room with fireplac, a hot tub overlooking the backyard and a patio door opening onto a covered patio area and access to the

gorgeous sunny south exposed backyard. \*\* The third bedroom is a huge with a walk-in closet. The fourth bedroom is also a great size with ample closet space. Plus, a nice 4 piece bathroom. \*\* WOW - then comes this massive entertainment / recreation room featuring custom shelving & bookcases, a custom wetbar with built-ins, beautiful perimeter wainscotting -- TRULY -- a great area to enjoy your family and friends. \*\* FEATURES include - vaulted ceilings, gleaming hardwood floors, TWO fireplaces and so much more! \*\* A RARE FIND -- on a very quiet location. \*\* Don't miss out - CALL your favorite REALTOR or come by our "OPEN Houses" both Saturday & Sunday from 1:30 pm to 4:00 pm. - love to see you there!