



**316 Varsity Estates Mews NW
Calgary, Alberta**

MLS # A2303989



\$1,550,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,516 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Heated Garage, Triple Garage Attached, Workshop in Garage		
Lot Size:	0.23 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Soaking Tub, Steam Room		

Inclusions: Garage Door openers, Storage Shed, Door bell camera, Digital Thermostat, Wall mounted shelves, Tire Racks, Hot tub, Playhouse, Orange shelving unit and wall mounted cupboards in garage, Central Vacuum, Gym equipment (negotiable), Garage fridge and small freezer (Negotiable)

Opportunities like this are exceptionally rare in the prestigious community of Varsity Estates. Beautifully landscaped with mature trees and backing directly onto the Silver Springs Golf Course fairway and a stunning treed ravine area, this exceptional property offers a level of privacy and natural beauty rarely found in the city. The home has been lovingly maintained through the years and offers an amazing chance to secure a stunning location in this elite community Tucked away on a quiet cul-de-sac, creating a peaceful setting that feels worlds away while remaining close to every city convenience. Set on an expansive pie-shaped lot that offers over 10,000 sq ft with an impressive 150-foot wide rear yard, this property delivers both space and seclusion. Stunning stone work and mature landscaping surrounds the home, while the private backyard offers multiple areas to relax, entertain, and enjoy the space, including your very own putting green. It is a setting that is incredibly hard to replicate in Calgary. Inside, the spacious two story home delights with over 2500 sq ft of above grade sq ftg and a bright and functional layout designed for family living. Large windows throughout fill the space with natural light and perfectly frame the surrounding greenery. Soaring cathedral ceilings create an airy first impression, while the main rooms provide ample space for everyday living and entertaining alike. The upper level features four bedrooms, an increasingly hard-to-find layout making this an ideal home for growing families. The fully developed walkout basement adds more additional living space with a spacious family room with fireplace and bar area overlooking the outdoor views and a flex room with large windows creating the perfect space for a games room or fitness area. This level offers a 2 pce powder room and sauna to relax and unwind in. There is opportunity for

a 5th bedroom with the addition of an egress window. Whether hosting guests, creating a recreation zone, or simply enjoying extra room to spread out, this lower level offers exceptional flexibility. The home is completed with a triple attached heated garage, providing outstanding space for vehicles, storage, hobbies, or workshop needs. A 50 year Euroshied roof was installed in 2014, the furnaces were serviced in 2025 and several windows have been replaced over the years. This is an incredible opportunity to move in and enjoy or renovate to suit your family needs in this incredible location. The possibilities are endless. Varsity Estates is one of Calgary's most established and sought-after communities, close to schools, parks, pathways, Market Mall, the University of Calgary, and major routes. This is a rare chance to secure a premier lot and an exceptional lifestyle.