



20 VARBAY Place NW
Calgary, Alberta

MLS # A2118172



\$1,799,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,531 sq.ft.	Age:	1969 (55 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Flat, Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, See Remarks, Stone, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: None

A rare architectural gem in the amenity-rich community of Varsity is now ready for you to "LOVE WHERE YOU LIVE". Award winning builder Laratta Homes, in collaboration with McDowell Design, have preserved and transformed this mid-century modern classic into a functional and timeless home to complement your contemporary lifestyle. Perched on a large 9,687 sqft (.22 ac) lot, with a SW facing back yard in a quiet cul de sac, fully landscaped and backing onto the community's expansive tree lined walking paths and within walking distance of Schools, Parks and the University District. The design forward floor plan includes 2,927 sqft of total living space. Enjoy one-level living as this home is designed to function like a bungalow with all the principal rooms located on the main floor. The lower-level features nine large windows above ground that shed light into the lower level, fully integrating the upper and lower living spaces. An open and light filled living concept, a meld of original rustic structures and contemporary interior design features. The flat roof architecture is combined with a vaulted open beamed ceiling that houses two stone fireplaces, five bedrooms (or four plus a home office), three full baths, dining and living room spaces and an oversized double front drive attached garage with driveway, combined parking for six vehicles. The new custom-built open concept Kitchen features a see-through metal art wall and a curve and reed oak island along with a Bertazoni gas range, fully integrated Dacor fridge with freezer, stainless steel Dishwasher, microwave and concealed under cabinet lighting and coffee and beverage bars conveniently placed for entertaining. White oak planked and Italian tile flooring are found throughout the main floor. Quartz counters over custom-built cabinets throughout. The lower level boasts three

bedrooms, a full bathroom, a rec room, games area, wet bar, cold room, and light filled Laundry room. Meticulously restored to include new torched on flat roof; updated cedar shakes on sloped roofs; new metal clad vinyl windows with wide brickmolds; new Hardie lap and board and batten siding, soffit, eaves and garage door; new electrical wiring and panel; EV power outlet in garage; two zoned controlled forced-air furnaces with AC line set; natural gas BBQ line to rear wood deck and gas starter to wood burning fireplaces; engineered insulation and envelope specifications, all new lighting and plumbing fixtures. Nestled in Varsity, a location coveted for its proximity to the University of Calgary, Alberta Children's and Foothills Hospitals, Chartered French school, Edworthy Park, Community linear parks, McMahon Stadium, and walking distance to shopping and entertainment at Market Mall and the University District. The main thoroughfares and public transportation provide convenient and easy access to downtown, YYC Airport, the Calgary Winter Club and Alberta's mountain parks.