



**1206 Varsity Estates Road NW
Calgary, Alberta**

MLS # A2146308



\$1,499,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,750 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sauna, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: second washer, second dryer, second dishwasher, beverage fridge, trampoline, projector, screen, popcorn maker, garage heater, freezer in furnace room.

Located in the highly desirable Varsity Estates, this fully renovated home is designed for family and entertaining! Located on a corner lot surrounded by beautiful, mature trees. Estate home offers over 4000 square feet of living space and has undergone an extensive top to bottom renovation. Walk into the open concept kitchen featuring an expansive island with a quartz countertop that comfortably seats seven. The kitchen features state of the art appliances including a brand new six burner gas stove and a french door refrigerator with family hub to manage your family's calendars, play music or watch t.v. The kitchen features a coffee bar with beautiful walnut shelving to match the stunning walnut floors on the main floor. Off the kitchen you will find a spacious living room with gas fireplace and stone surround. Moving through the main floor, you'll discover the dining room with wet bar, SMEG dishwasher, and a free standing wine rack with a glass backdrop. Down a few stairs and enter a massive entertaining space with vaulted ceiling, beams, and fully surrounded by large windows. Use this room for family gatherings, movie nights, kids playroom, gym or as a games room. It must be seen to be appreciated! The primary suite features a large ensuite with a double vanity as well as a designer soaking tub. A washer and dryer is located on the upper level along with two bedrooms and a two piece bathroom. Room to add a custom tile shower if needed. Downstairs, you will find a large theatre room with a projector and screen as well as a built in popcorn maker! The lower level comes complete with a large bedroom, four piece bathroom, flex room, sauna, and a second washer and dryer. The oversized, heated, double garage has plenty of built in cabinets, a raised tire storage rack, and epoxy flooring. Call your favourite realtor and book a showing!