



**4931 Vanguard Road NW
Calgary, Alberta**

MLS # A2152175



\$999,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,207 sq.ft.	Age:	1966 (58 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Covered, Double Garage Detached, Garage Door Opener, Gara		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Close to Clubhouse, Dog Run Fenced In, Fev		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage, Wet Bar		

Inclusions: n/a

Gorgeously Renovated Bungalow | Massive Lot | Desirable Neighborhood of Varsity | Finished Basement | Double Car Garage | High End Finishes Welcome to this stunning, modernly renovated bungalow located in the highly sought-after community of Varsity. Boasting a prime location, this spacious home sits on a massive lot and features a double car garage, offering both convenience and luxury. Furthermore, the plumbing & electrical (including the electrical panel) systems are BRAND NEW and the related permits were pulled. As you step inside, you'll be greeted by an open-concept layout with high ceilings adorned with pot lights, creating a bright and inviting atmosphere. The home is beautifully designed with a modern neutral color palette throughout. The large living room is a highlight, featuring a gorgeous tile accent wall with built-in shelving on both sides and a central fireplace. Vinyl windows flood the space with natural light, enhancing its warmth and appeal. The kitchen is a chef's delight, equipped with upgraded stainless appliances, a built-in electric stove, and a stunning color contrast between the black island quartz and the white countertops. With ample cabinet space and a modern black-and-white backsplash, the kitchen is sure to please. This space seamlessly flows into the dining area, making it perfect for entertaining guests while cooking up a delicious meal. The primary bedroom is a tranquil retreat, complete with a beautiful accent wall. This room includes a spacious 5-piece ensuite featuring tiled flooring and walls, dual sinks, a luxurious free-standing bathtub, and a standing shower. The practical walk-in closet with organizers adds to the convenience. An additional good-sized bedroom and a gorgeous 4-piece bathroom on this floor further enhance the home's functionality. The fully finished basement offers a large recreational area with

a feature wall and another fireplace, providing a cozy space for relaxation. The dedicated laundry area includes new appliances, cabinets, and a sink for added convenience. The appealing wet bar, complete with beautiful cabinets, a sink, wine shelves, and a mini fridge, is perfect for entertaining. The basement also includes two bedrooms and a full bathroom, ideal for accommodating family and guests. Outside, the home's exterior is equally impressive, featuring exterior lighting, a contemporary color palette, and beautiful landscaping. The large backyard offers a patio and lush greenery, perfect for outdoor gatherings. The nearly 6000 sq ft lot and double car garage further adds to the property's practicality. Nestled in the serene neighborhood of Varsity, this home is minutes away from the University of Calgary, Market Mall, Alberta Children's Hospital, Foothills Hospital, grocery stores, public transit, schools, restaurants, and more. It is also conveniently located near major roadways such as Shaganappi Trail and Crowchild Trail. Don't miss the opportunity to make this exquisite bungalow your new home!