



GRASSROOTS
REALTY GROUP

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**46 Varsity Estates Close NW
Calgary, Alberta**

MLS # A2208705



\$1,970,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,307 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind, Treed		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Mixed, Stucco, Wood Frame

Foundation: Wood

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Upstairs and Downstairs Bar Fridges

OPEN HOUSE APRIL 26 & 27: 1-4pm!! Welcome to Varsity Estates! This home has been meticulously and extensively renovated by Platinum Builders and features stunning design elements by Maxime Chin Interiors. A seamless blend of modern sophistication and timeless elegance! Nestled in a peaceful cul-de-sac, this bungalow boasts nearly 4,000 sq/ft of living space. Upon entering the foyer, you'll be greeted by custom-built ins and a convenient mudroom off the garage, perfect for organizing your essentials. A main-floor office, located just off the front entrance, provides an ideal work-from-home setup with glass doors allowing natural light to pour in while maintaining privacy. The main floor offers an expansive open-concept design, seamlessly connecting the dining and bar area, living room, and custom-designed chef's kitchen. The kitchen is a true centrepiece, featuring striking Vicostone Quartz honed countertops, providing a spacious and durable prep area with additional seating—ideal for entertaining. The rift-cut white oak cabinetry, paired with timeless hunter green millwork accents, creates the perfect balance of modern elegance and classic design. A key feature of the kitchen is the concealed paneled doorway leading to the pantry, offering both style and convenience when hosting. Finishing off the main floor is a half bath, laundry room, and two bedrooms, each with its own ensuite bathroom and walk-in closet. The primary bathroom is a luxurious retreat, featuring double vanities, a soaker tub, and a steam shower. The primary bedroom is a serene oasis, with sliding glass doors that open directly onto the deck, providing the perfect spot to enjoy your morning coffee. The lower level offers versatile living space with two additional bedrooms and two bathrooms, including one bedroom with its own private ensuite bath. A standout feature of this

level is the custom wet bar area, complete with a beautifully designed wine cellar. The theatre room is an ideal setting for movie nights, while the adjacent spacious family room provides a relaxing space for unwinding or hosting guests. Rounding out the basement is a dedicated home gym, offering a convenient space for fitness and wellness. Varsity is known as one of the best NW communities, previously voted #1 in Avenue Magazine. It is ideally located close to schools, the University District, Market Mall, hospitals, and is surrounded by the picturesque Silver Springs Golf Course.