



20 VARBAY Place Calgary Alberta

\$1,799,000

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 desac, 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 counter over custom-built cabinets throughout. The lower level boasts three bedrooms, a full bathroom, a...

- Bedroom 11.25 Ft x 8.58 Ft
- Bedroom 12.58 Ft x 8.58 Ft
- Other 18.42 Ft x 8.08 Ft
- Bedroom 11.42 Ft x 10.17 Ft
- Recreational, Games room 21.67 Ft x 12.75 Ft
- Laundry room 12.75 Ft x 7.00 Ft
- Cold room 10.00 Ft x 3.33 Ft
- Other 5.00 Ft x 3.00 Ft
- 3pc Bathroom 8.92 Ft x 4.67 Ft

- Kitchen 16.67 Ft x 10.75 Ft
- Breakfast 14.33 Ft x 12.67 Ft
- Living room/Dining room 23.33 Ft x 13.08 Ft
- Foyer 5.83 Ft x 3.83 Ft
- Other 9.67 Ft x 9.17 Ft
- Primary Bedroom 13.58 Ft x 12.08 Ft
- Bedroom 10.17 Ft x 9.33 Ft
- 4pc Bathroom 9.67 Ft x 4.92 Ft
- 4pc Bathroom 9.83 Ft x 9.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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