



# 4175 Varsity Road Calgary Alberta

\$1,999,000

Rarely does a property with timeless elegance combined with high-end luxury come to market. Located in coveted Varsity Estates situated on a large corner lot with plenty of mature trees, this remodel was stripped down to the foundation and transformed into an absolute masterpiece. The luxurious presence of this home is instantly exemplified by the stunning curb appeal, with a truly unique modern farmhouse look, featuring stone and cedar accents, all highlighted by an exposed concrete driveway leading to your RARE triple attached garage (tandem). Upon entering, your eyes are drawn to the jaw dropping open to below entry showcasing the high vaulted ceilings, stunning open riser staircase, custom glass railing, and modern chandelier that truly acts as the center piece of this home. The entry of this home is complete with a large custom mudroom area featuring an abundance of storage, stunning tilework, and a custom garden. The large living area is complete with an elegantly tiled 75 inch, 3-sided electric fireplace. The main level of this grand residence is filled with natural light with no outdoor noise, thanks to the TRIPLE PANE 'Tilt and Turn' European windows. The designer kitchen encapsulates this house as an entertainer's dream with its stunning two-tone cabinetry including REAL oak cabinets, 14-foot island, and stunning paneled JennAir appliance package, perfect for any chef! Adjacent to the kitchen you have a large dining area that features a stunning glass door that provides an abundance of light and leads directly to the deck, encouraging a seamless indoor/outdoor lifestyle. The main floor continues to wow with a custom-built reading nook featuring a stunning built in bookshelf, this area of the home seamlessly flows into your stunning main floor office overlooking the green space across. The main floor also features a spacious laundry room and 2-piece powder...

Bedroom 12.75 Ft x 11.92 Ft

Bedroom 13.42 Ft x 11.92 Ft

4pc Bathroom 9.33 Ft x 4.92 Ft

Den 8.00 Ft x 7.67 Ft

Furnace 8.33 Ft x 7.42 Ft

Kitchen 18.83 Ft x 9.00 Ft

5pc Bathroom 13.17 Ft x 7.50 Ft

Other 7.42 Ft x 5.92 Ft

Bedroom 13.25 Ft x 11.58 Ft

3pc Bathroom 8.42 Ft x 5.67 Ft

Office 11.67 Ft x 9.67 Ft

2pc Bathroom 5.92 Ft x 5.00 Ft

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

Listing Presented By:



Originally Listed by:  
Greater Property Group



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Living room 19.42 Ft x 15.83 Ft

Dining room 13.42 Ft x 6.75 Ft

Primary Bedroom 13.17 Ft x 13.00 Ft

Laundry room 5.92 Ft x 5.67 Ft

Recreational, Games room 21.67 Ft x 13.00 Ft