



18 Varsplain Place Calgary Alberta

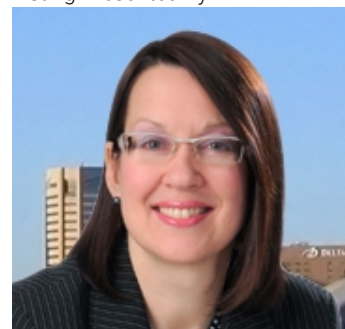
\$2,825,000

Tucked away on a quiet cul-de-sac in one of Calgary's most desirable communities, this 4 bedroom, 4-bath 2023 custom-built luxury family home offers 5,400+ sq ft of refined functional living space. Built on a 9601 sq ft lot with a SE backyard surrounded by mature trees and winding pathways, this home is an architectural & structural masterpiece. From the stunning "sunroom" with massive windows, to the gorgeous chef's kitchen and spa-like primary suite, every inch of this elegant home blends comfort, sophistication, and smart design. Features include: grand 10' ceilings, radiant in-floor heating everywhere (including garage and storage areas), power Hunter Douglas blinds, Lutron smart lighting, and a sun-soaked backyard with magnificent covered lower and upper level decks. The main floor features a central living/dining/kitchen area, office, a flex-room affectionately referred to as the "sunroom", a mudroom with one of two laundry areas + a 2 piece powder room. The garage is oversized and heated, with epoxy floors, trench drain & hosebib with hot & cold water. Upstairs features two large bedrooms, a full bath, a second laundry room, and a luxurious primary suite with steam shower, custom closet area with massive windows & spectacular covered balcony with heated outdoor storage. The fully developed basement includes a recreation room with wet bar, full bath with dry sauna, guest bedroom, and an impressive oversized mechanical/control room, and dedicated storage. Built as a personal residence by a seasoned mechanical systems expert, this home goes beyond conventional standards & epitomizes the definition of quality. With insulated concrete form (ICF) walls, slab concrete floors on every level, 19 adjustable radiant heat zones, and commercial-grade structural integrity, it delivers unmatched durability, soundproofing, air quality, and energy performance. This home is en...

4pc Bathroom 10.75 Ft x 8.08 Ft
5pc Bathroom 10.08 Ft x 19.25 Ft
Bedroom 14.75 Ft x 19.17 Ft
Bedroom 14.08 Ft x 15.33 Ft
Laundry room 10.58 Ft x 6.08 Ft
Primary Bedroom 16.08 Ft x 17.83 Ft
Storage 9.08 Ft x 5.92 Ft
3pc Bathroom 11.50 Ft x 12.58 Ft
Bedroom 15.08 Ft x 17.58 Ft

Recreational, Games room 31.00 Ft x 26.58 Ft
Storage 7.67 Ft x 10.42 Ft
Furnace 14.08 Ft x 22.83 Ft
2pc Bathroom 8.17 Ft x 3.58 Ft
Bonus Room 18.08 Ft x 18.75 Ft
Dining room 11.67 Ft x 18.25 Ft
Foyer 11.33 Ft x 12.75 Ft
Kitchen 15.33 Ft x 19.83 Ft
Other 13.00 Ft x 11.58 Ft

Listing Presented By:



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