



232 Varsity Crescent Calgary Alberta

\$1,198,000

The perfect home for your family in this beautifully upgraded two storey nestled on this quiet crescent in one of the most exclusive areas of Varsity Estates. This wonderful 5 bedroom home offers walnut floors, maple woodwork & doors, 2 fireplaces & extensive improvements including roof, tankless water system, windows & wiring. Wonderful family-oriented floorplan featuring inviting living room with West-facing bow window, which is open to the formal dining room making entertaining a breeze. The gorgeous maple kitchen has custom cabinetry with soft-close drawers & doors, granite countertops & backsplash, imported "Lazy Susan" & upgraded appliances including Miele dishwasher, built-in convection oven & cooktop stove. The sun-drenched family room has a wood-burning fireplace accented by built-in cabinets, & from the dining nook are garden doors leading out onto the backyard deck. Upstairs there are 4 lovely bedrooms & 2 full baths; the private owners' retreat enjoys a built-in wardrobe & the ensuite - renovated in 2020-2021, has an oversized walk-in shower & quartz-topped vanity. The renovated family bath has quartz counters & floor-to-ceiling tile surround, separate soaker tub & shower. The lower level - with cork floors, is finished with a 5th bedroom with loads of storage, full bath with walk-in shower & smashing rec room area with wall-to-wall cabinets, granite-topped wet bar, built-in desk & remote-controlled fireplace with granite-surround. Main floor also has a fantastic laundry/mudroom complete with built-in cabinets, sink & Electrolux washer/Kenmore dryer. Both the roof (Meerkat Roofing) & the Nortiz on-demand tankless water system were done in 2018. Additional features & extras: Hunter Douglas blinds & built-in ceiling speakers, irrigation system, closet organizers, low-flow/dual-flush toilets, 2 furnaces, heat recovery ventilation & Control4 automation/net...

3pc Bathroom Measurements not available
 Recreational, Games room 32.25 Ft x 29.33 Ft
 Bedroom 13.00 Ft x 10.75 Ft
 2pc Bathroom Measurements not available
 Living room 19.33 Ft x 13.50 Ft
 Dining room 12.42 Ft x 9.67 Ft

Family room 11.58 Ft x 11.42 Ft
 Laundry room 14.83 Ft x 9.50 Ft
 4pc Bathroom Measurements not available
 3pc Bathroom Measurements not available
 Primary Bedroom 15.33 Ft x 12.00 Ft
 Bedroom 12.50 Ft x 9.08 Ft

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

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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Kitchen 12.92 Ft x 11.58 Ft

Other 9.50 Ft x 8.67 Ft

Bedroom 16.33 Ft x 9.00 Ft

Bedroom 15.25 Ft x 9.25 Ft