



46 Varsity Estates Close Calgary Alberta

\$1,825,000

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...

Bedroom 11.17 Ft x 13.08 Ft

Bedroom 11.17 Ft x 11.33 Ft

3pc Bathroom 7.00 Ft x 9.42 Ft

4pc Bathroom 6.00 Ft x 9.25 Ft

Den 12.83 Ft x 12.67 Ft

Family room 38.33 Ft x 40.92 Ft

Laundry room 8.08 Ft x 7.92 Ft

Primary Bedroom 10.00 Ft x 13.25 Ft

3pc Bathroom 9.00 Ft x 5.00 Ft

Primary Bedroom 14.42 Ft x 15.75 Ft

5pc Bathroom 8.33 Ft x 15.75 Ft

Dining room 9.42 Ft x 9.75 Ft

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(CENTRAL)**

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Foyer	12.83 Ft x 9.83 Ft	Kitchen	25.08 Ft x 14.58 Ft
Office	11.92 Ft x 13.00 Ft	Living room	16.08 Ft x 15.08 Ft
Other	7.92 Ft x 7.92 Ft	2pc Bathroom	7.58 Ft x 3.50 Ft