



# 4719 Vanguard Place Calgary Alberta

\$725,000

Located in the popular neighbourhood of Varsity, this bi-level home is on the market for the very first time. Positioned nicely on a cul-de-sac with a reversed pie shaped lot and back-alley access, this property offers a well maintained 1838 sq foot home on a 5704 sq ft lot. The single car garage is attached, and the paving stone driveway offers extra parking to the left of the garage door. The entry to this bi-level is tiled and features floor to ceiling wood paneling. The living room is light and bright with a massive picture window, hard wood floors and a wood burning fireplace with brick facing, a stone hearth and built in bookcases. The living room is open to the dining room and has a large bump out window and more built-in shelves and cabinets. The welcoming and cozy kitchen has a large bump out window offering lots of natural light and a custom banquet to visit and enjoy casual meals together comfortably. The back door, conveniently off the kitchen, opens to a two-tiered deck with room for barbequing, outdoor dining and lounging. The back yard is private and spacious, perfect for a gardener or those with an active family. Two oversized bedrooms, and a 5pc bathroom with double vanities complete the main floor. The primary bedroom has a built-in wardrobe the length of the room, two additional closets and two large picture windows. The second spacious bedroom features a sunroom addition with large windows and tile floors that can be used an office or reading area. The basement has stylish parquet flooring and provides a large recreation room with plenty of light and an additional bedroom or office space. The basement also includes a large bathroom and access to the built-in garage with storage and work area. This impeccably maintained and very much-loved family home offers the chance to live in an established neighbourhood, close to schools and ame...

3pc Bathroom 10.67 Ft x 7.25 Ft  
 Office 10.92 Ft x 9.42 Ft  
 Recreational, Games room 13.42 Ft x 17.58 Ft  
 Furnace 10.92 Ft x 8.08 Ft  
 5pc Bathroom 11.50 Ft x 7.50 Ft  
 Bedroom 11.58 Ft x 10.33 Ft

Bonus Room 6.42 Ft x 10.33 Ft  
 Dining room 11.58 Ft x 10.92 Ft  
 Kitchen 11.58 Ft x 11.58 Ft  
 Living room 13.67 Ft x 13.83 Ft  
 Primary Bedroom 11.75 Ft x 16.08 Ft

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