



## 5304 Varsity Drive Calgary Alberta

\$864,900

Welcome to this large 2 - storey home situated on a "corner lot" in the heart of Varsity Acres. Home is walking distance to 3 schools in the area along with Bowmont Park, Market Mall, & Dalhousie C-train station. The kitchen was completely remodeled in 2016 with maple cabinets, granite counter tops, a huge island with tons of cabinets etc.. Newer engineered hardwood on the majority of the main floor. Off the kitchen is a wall of additional cabinets, wine fridge and additional counter space. A spacious living room with a wood burning fireplace of which there are tons of windows bringing in natural light. Laundry room with additional storage is off the kitchen. Upper level has 4 good size bedrooms. Great for a large or growing family. Primary bedroom has a walk in closet along with a secondary closet. The 5 piece bathroom was remodeled and has dual sinks + quartz countertops & newer flooring and bathtub. The lower level is extremely spacious with a large living room, a kitchenette area with Fridge & dishwasher along with cabinets and counter space. A large dining area as well and could easily be a 2nd dining area for adults or teenagers. A large flex room as well which could be converted into a bedroom. A 3 piece bathroom with shower unit has been recently updated. Original sauna as well which could be hooked up. A large north facing backyard with a huge deck (15ft x 24ft) + firepit area. Home is close proximity to the Varsity Park which is a large ravine in the area. Great opportunity to live inner city in a large 2 storey home that's walking distance to a number of premiere schools. (id:6769)

Family room 13.08 Ft x 13.33 Ft

Dining room 12.33 Ft x 7.50 Ft

3pc Bathroom 8.75 Ft x 5.33 Ft

Other 19.75 Ft x 12.83 Ft

Eat in kitchen 18.00 Ft x 13.08 Ft

Laundry room 5.83 Ft x 6.67 Ft

Other 13.58 Ft x 13.08 Ft

2pc Bathroom 4.25 Ft x 6.58 Ft

Other 7.83 Ft x 11.33 Ft

Living room 13.50 Ft x 17.92 Ft

Bedroom 10.08 Ft x 12.08 Ft

5pc Bathroom 8.17 Ft x 8.08 Ft

Bedroom 10.00 Ft x 12.08 Ft

Bedroom 13.33 Ft x 13.00 Ft

Primary Bedroom 13.50 Ft x 13.00 Ft

Other 3.83 Ft x 6.92 Ft

Listing Presented By:



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