



## 612 Varsity Estates Place Calgary Alberta

\$1,400,000

Situated on an expansive west facing 0.32-acre lot in the prestigious Varsity Estates, this exceptional property offers unparalleled golf course views and a wealth of recent upgrades, making it a standout opportunity. Move-in-ready and thoughtfully updated, the home features recent upgrades including a complete guest bathroom renovation, a newly installed water softening and purification system, house intelligence enhancements, and a restored lawn--all completed in 2022. With two new furnaces and an updated cedar shake roof, this home combines modern functionality with timeless elegance. As you step into the grand foyer, you're welcomed by an airy, open-concept design with classic touches like hardwood floors. The redesigned gourmet kitchen boasts a distinctive barrel ceiling, updated cabinetry, granite countertops, and a cozy breakfast nook with panoramic views. A spacious main-floor family room, complete with a stone fireplace and large windows, offers a perfect space to relax while taking in the serene landscape. A main-floor den and laundry room add to the home's convenience. Upstairs, you'll find three generously sized bedrooms, including a master suite that exudes luxury with its newly renovated ensuite, custom built-ins, and expansive walk-in closet. The fully developed lower level extends the living space, featuring a family room, games room, office area, and extra storage. This home is ideally located on a quiet cul-de-sac, surrounded by mature trees that provide a sense of seclusion and privacy. Its location within the prestigious Varsity Estates community offers easy access to a wealth of amenities. The nearby Silver Springs Golf & Country Club enhances the scenic setting, while top-tier schools like Varsity Acres School and Marion Carson School make the neighborhood perfect for families. Proximity to the University of Calgary, Alberta Children's Hospita...

Primary Bedroom 16.42 Ft x 12.25 Ft

Other 10.50 Ft x 7.92 Ft

Other 7.67 Ft x 7.42 Ft

4pc Bathroom 14.58 Ft x 7.08 Ft

Bedroom 11.83 Ft x 10.92 Ft

Bedroom 12.08 Ft x 10.92 Ft

Storage 33.50 Ft x 7.42 Ft

4pc Bathroom 16.00 Ft x 13.42 Ft

Sauna 7.25 Ft x 7.17 Ft

Furnace 19.67 Ft x 12.33 Ft

Living room 19.67 Ft x 14.83 Ft

Kitchen 14.58 Ft x 14.25 Ft

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

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<https://jdrealestatecalgary.ca/>

**RE/MAX**<sup>®</sup>

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

3pc Bathroom 12.08 Ft x 10.92 Ft

Dining room 12.42 Ft x 9.92 Ft

Family room 18.33 Ft x 14.42 Ft

Breakfast 9.00 Ft x 8.00 Ft

Recreational, Games room 22.17 Ft x 11.17 Ft

Family room 20.50 Ft x 19.17 Ft

Other 10.42 Ft x 7.58 Ft