



## 3343 Varna Crescent Calgary Alberta

\$3,650,000

Welcome home to "The Luna"—an architectural masterpiece crafted by award-winning Ashton Luxury Living, perched on the exclusive ridge in Varsity. This prestigious neighbourhood offers some of the best views in Calgary, with nearly every room showcasing the picturesque Rocky Mountains and Bow River. Spanning over 5,200 sq/ft of living space on a generous third-acre lot, every inch of "The Luna" has been thoughtfully designed to be timeless. With 5 bedrooms, 4 bathrooms, a home office, a gym, and a functional layout, this home is ideal for a family to enjoy! The exterior showcases the distinctive design and expert craftsmanship for which Ashton Luxury Living is celebrated. Beyond the spacious three-car garage, the residence makes a striking first impression with its grand pillars, unique shapes, and expansive windows. The first steps into the grand foyer further demonstrate that this home is unique in its beauty, as the clear sightlines present the stunning Rocky Mountains and Bow River. The main floor offers 10-foot ceilings and white oak hardwood flooring, making it perfect for hosting, as guests can flow seamlessly between the kitchen, dining area, and living room. The layout is designed to optimize storage and functionality with its butler's pantry, walk-in pantry, and connected mudroom to the garage. The kitchen is a culinary enthusiast's dream and is equipped with nothing but the best—a 48" 6-burner Wolf Range and griddle, Dacor built-in fridge and beverage centre, and Cosentino quartz range hood as a statement piece. At the centre, the waterfall Cosentino quartz island and custom white oak paneling is a piece of art and mirrors the contemporary yet warm design carried throughout. One of the best features of this property is the beautiful deck off the kitchen, an elegant transition from indoor to outdoor living space with a built-in Napoleon gas fireplace. The s...

Primary Bedroom 14.00 Ft x 13.58 Ft

6pc Bathroom 16.58 Ft x 10.92 Ft

Laundry room 8.17 Ft x 8.92 Ft

Other 14.58 Ft x 15.50 Ft

Bedroom 12.50 Ft x 14.42 Ft

Bedroom 11.92 Ft x 11.75 Ft

Exercise room 14.25 Ft x 14.00 Ft

Furnace 10.50 Ft x 12.33 Ft

Storage 9.08 Ft x 5.83 Ft

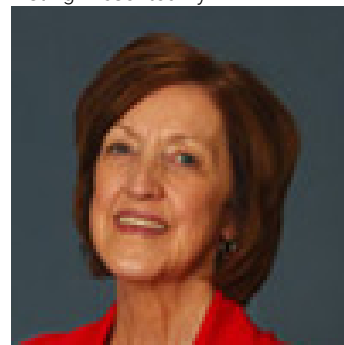
4pc Bathroom 14.08 Ft x 4.92 Ft

Foyer 15.08 Ft x 10.33 Ft

Dining room 18.67 Ft x 10.67 Ft

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Listing Presented By:



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Real Broker

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REALTY

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3pc Bathroom 5.25 Ft x 10.00 Ft

Living room 23.33 Ft x 18.50 Ft

Bedroom 19.67 Ft x 19.33 Ft

Kitchen 21.58 Ft x 15.58 Ft

Bedroom 15.42 Ft x 9.83 Ft

2pc Bathroom 5.25 Ft x 6.58 Ft

Recreational, Games room 21.83 Ft x 28.67 Ft