



108 Varsity Estates Place Calgary Alberta

\$1,200,000

Hello, Gorgeous! Welcome to 108 Varsity Estates Place NW - a beautifully maintained 4-bedroom, 3.5-bathroom estate home offering over 3,300 sq ft of living space on a professionally landscaped lot with golf course views in the prestigious community of Varsity Estates. The main floor greets you with slate tile flooring, soaring ceilings, and an open-to-below design that fills the home with natural light. The vaulted great room features rich millwork, built-ins, and a stunning free-standing gas fireplace, which elegantly separates it from the large dining area. A second sitting room with another fireplace and built-ins provides a cozy retreat, while the European-inspired kitchen offers flat-panel cabinetry, solid countertops, SubZero refrigerator, cooktop, built-in oven & microwave, and integrated garbage compactor. Upstairs, the spacious primary suite features a fireplace, wall-to-wall closets, access to a private balcony, and a renovated spa-like ensuite with dual sinks, jetted tub, steam shower, and heated floors. Two generously sized secondary bedrooms with dual closets and a full bath complete the upper level. The fully finished basement includes a wet bar, large rec room with built-in art niches, a 4th bedroom with ensuite, and an oversized utility/storage space with potential for further development. Additional highlights include main floor laundry with outdoor access, oversized double garage, A/C, a newer driveway, and impressive curb appeal. Enjoy outdoor living on the partially covered deck surrounded by mature trees and lush landscaping. This home is being sold as-is and is in one of Calgary's most established neighbourhoods. (id:6769)

Bedroom 9.92 Ft x 12.08 Ft
 3pc Bathroom 4.92 Ft x 9.25 Ft
 Furnace 24.50 Ft x 23.50 Ft
 Recreational, Games room 21.25 Ft x 24.08 Ft
 Den 11.42 Ft x 11.25 Ft
 Laundry room 6.00 Ft x 8.92 Ft
 2pc Bathroom 5.00 Ft x 4.25 Ft
 Breakfast 10.42 Ft x 7.50 Ft

Foyer 13.50 Ft x 10.50 Ft
 Dining room 10.50 Ft x 11.58 Ft
 Living room 24.83 Ft x 17.08 Ft
 Primary Bedroom 21.25 Ft x 15.08 Ft
 5pc Bathroom 9.92 Ft x 13.33 Ft
 4pc Bathroom 4.92 Ft x 9.17 Ft
 Bedroom 9.92 Ft x 12.58 Ft
 Bedroom 10.00 Ft x 12.50 Ft

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