



# 1133 Varsity Estates Rise Calgary Alberta

\$1,999,900

Stunning luxury home on a large 7916 Sq ft lot, on one of the best locations in Varsity Estates directly across the street from a beautiful park with mature trees and landscape. This exceptional property has four bedrooms, three and a half baths offering over 3600 sq ft of developed luxury living space. Professionally renovated, a substantial renovation completed by one of Calgary's premier custom home builders, Riverside Developments in 2024. High quality and craftsmanship throughout this beautiful home. Art deco door to the foyer entry. Site finished hardwood floors. Large dining area to accommodate big dinner gatherings with 180 degree view of the park. Contemporary kitchen with matchbook walnut cabinetry, premium Taj Mahal Quartzite countertops and an impressive appliance package with Sub-Zero refrigerator, Meile Induction cook-top, Meile Wall Oven & Steam Oven. Bright and beautiful, tons of windows (triple pane 2024), lots of natural light. Open and spacious floorplan with the kitchen being open to the dining and the living room. Upgraded lighting with lots of efficient LED pot lighting and high-end fixtures. Modern color palette throughout, with flat ceilings, all new doors, base boards and casings. The living room has a soaring vaulted ceiling and showcases a marble tile surrounded fireplace. Access off the living area to the sunny West backyard with a large covered outdoor living space and a big yard for kids and your furry family members to play. Access off foyer to the attached double garage is heated with epoxy floors. A pretty powder room tucked away for privacy completes the main floor. Custom black iron rails to the upper floor where you'll find a large bonus room, a lovely space to take in more of the beautiful views of the park. The primary bedroom has a large walk-in closet and a gorgeous ensuite with heated tile floors, dual sinks, quartzite...

Bonus Room 20.33 Ft x 19.67 Ft  
Primary Bedroom 15.33 Ft x 14.92 Ft  
Other 14.42 Ft x 6.92 Ft  
Bedroom 12.75 Ft x 11.58 Ft  
4pc Bathroom 7.33 Ft x 8.25 Ft  
Laundry room 11.50 Ft x 6.50 Ft

Exercise room 12.75 Ft x 14.00 Ft  
Storage 14.17 Ft x 11.17 Ft  
Foyer 7.33 Ft x 7.50 Ft  
Dining room 15.50 Ft x 17.00 Ft  
Kitchen 21.00 Ft x 12.83 Ft  
Breakfast 13.75 Ft x 14.42 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.



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Recreational, Games room 15.58 Ft x 13.42 Ft

Living room 14.58 Ft x 15.83 Ft

Bedroom 12.75 Ft x 10.50 Ft

2pc Bathroom 4.92 Ft x 4.42 Ft

Bedroom 11.42 Ft x 10.50 Ft

5pc Bathroom 20.92 Ft x 12.58 Ft

3pc Bathroom 8.33 Ft x 5.92 Ft