



# 1154 Varsity Estates Drive Calgary Alberta

\$1,789,000

Explore the 3D tour of this exquisite home in the highly desirable Varsity neighbourhood, offering a breathtaking view of the 14th hole of the Silver Springs Golf Course +Huge 13735 sqf Corner Lot (No sidewalk, No shoveling snow in winter)+Extra wide heated triple garage with new platinum flake coating floor+South facing yard. This expansive 7-bedroom (4+3), 4.5-bathroom residence combines comfort and luxury, boasting over 6,000 sq. ft. of living space with a fully developed basement. Upon entering, you are greeted by an impressive grand foyer with elegant French doors, luxurious tiles, soaring ceilings, and an open spiral staircase. The formal dining room exudes sophistication, perfect for year-round gatherings and entertaining. The family room, featuring bow windows, bathes the space in natural light. The gourmet kitchen is a chef's dream, equipped with granite countertops, upgraded stainless steel appliances including triple ovens, and an island with a breakfast bar that opens to a private patio. The main floor also includes a spacious office beside the wet bar in the living room, ideal for family gatherings or parties. Ascending the spiral staircase, the upper level offers a versatile bonus room, a generously sized primary suite with a cozy fireplace, a dressing area, and a luxurious 4-piece ensuite. This level has three additional bedrooms, a full bathroom, and a laundry room. The fully finished basement is perfect for entertainment and relaxation, featuring a games room with a pool table, an elegant theatre room, a cozy fireplace, three additional bedrooms, a den, and a full bathroom. Situated in a family-friendly neighbourhood, this home is less than a 5-minute drive to elementary, junior high, and Sir Winston Churchill High Schools. It is also conveniently close to parks, grocery stores, coffee shops, and restaurants. The property is near the Silver Springs ...

Bedroom 12.75 Ft x 13.58 Ft

Bedroom 11.17 Ft x 19.42 Ft

3pc Bathroom .00 Ft x .00 Ft

Dining room 12.58 Ft x 15.08 Ft

Family room 17.25 Ft x 13.58 Ft

Kitchen 16.42 Ft x 22.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 17.25 Ft x 17.25 Ft

Bedroom 13.00 Ft x 13.58 Ft

Bedroom 13.00 Ft x 15.17 Ft

Bedroom 13.08 Ft x 13.67 Ft

Bonus Room 21.33 Ft x 19.67 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

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Living room 25.33 Ft x 15.00 Ft  
Office 16.92 Ft x 13.67 Ft  
Other 19.67 Ft x 15.08 Ft  
Other 5.17 Ft x 19.92 Ft

Other 13.00 Ft x 6.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft