



116 Varsity Green Bay Calgary Alberta

\$1,179,900

Welcome to this well-maintained family home nestled in the heart of Varsity Estates. Situated on an expansive 11,800+ sq ft lot on a quiet cul-de-sac, this rare gem offers a peaceful retreat surrounded by mature trees, lush landscaping, and direct siding onto a serene golf course--complete with a custom privacy wall for ultimate seclusion. Step inside to discover a spacious and sun-filled main floor featuring a large living room with a beautiful bay window, a dining room and an inviting office/atrium space at the rear with wall-to-wall windows. The eat-in kitchen is ready for your design with easy access to the backyard, garage, laundry room and 2-piece powder room. Just off the kitchen is another family room with sliding doors to the back deck. Upstairs you'll find four bedrooms, along with the main 4-piece bathroom. The massive primary bedroom has double closets and a 3-piece ensuite. The basement is unfinished and waiting for that right person to transform it. This home does not lack for storage space. A double attached garage and an extra-long driveway provide parking for up to 6 vehicles--perfect for hosting guests or multi-vehicle households. Enjoy the unbeatable location close to schools, scenic pathways, parks, playgrounds and shopping--all while living in one of Calgary's most prestigious and family-friendly neighbourhoods. Don't miss your chance to own a slice of Varsity Estates--where location, lot size, and lifestyle come together. (id:6769)

Living room 19.25 Ft x 14.00 Ft

Dining room 13.00 Ft x 10.50 Ft

Other 11.25 Ft x 9.50 Ft

Family room 11.50 Ft x 15.50 Ft

Eat in kitchen 11.50 Ft x 20.25 Ft

Laundry room 5.50 Ft x 6.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.50 Ft x 17.00 Ft

Bedroom 10.00 Ft x 11.50 Ft

Bedroom 9.00 Ft x 10.50 Ft

Bedroom 9.00 Ft x 10.50 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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<http://www.wirscherealestate.com/>



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