



12 Vardana Place Calgary Alberta

\$2,700,000

One and only Brand New /Year 2024 Built 4900+ square feet of true luxury on a flat, pie shaped lot in the Heart of Varsity Village. Step out of your tranquil location onto the pathway system leading to all School levels, Parks, University of Calgary , Cafes and Shops of the University District. Some of the highlights are 5 Bedrooms(2 masters),4.5 Washrooms(all with HEATED FLOORS),9 Ft ceiling height on all 3 levels, 200 amps of power, Office, Living/Dinning, Theatre Room , 2 Laundry rooms (upper floor and basement)Kitchen with massive Island and equipped with JennAir Appliances, Wet Bar, Custom TV units, Feature Walls, Centrally Air Conditioned, Heated Garage (GAS) with epoxy flooring , Inbuilt speakers and Monitoring System with Security Cameras, Engineered Hardwood Floor,Huge Deck leading to beautiful landscaped backyard backing on to the treelined pathway, Patio , Irrigation system , Fenced Yard, Steam Shower , EV Charge and the list goes on and on and on. Please Check out the 3D tour and book your private tour. (id:6769)

Primary Bedroom 16.25 Ft x 19.08 Ft
Other 18.50 Ft x 15.75 Ft
Bedroom 16.75 Ft x 12.33 Ft
Bedroom 13.25 Ft x 12.42 Ft
4pc Bathroom 9.33 Ft x 6.00 Ft
4pc Bathroom 5.50 Ft x 10.42 Ft
5pc Bathroom 11.92 Ft x 10.17 Ft
Laundry room 8.83 Ft x 6.00 Ft
Other 3.83 Ft x 6.17 Ft
Bonus Room 11.92 Ft x 10.92 Ft

Bedroom 12.75 Ft x 15.17 Ft
Bedroom 11.00 Ft x 11.67 Ft
Recreational, Games room 14.92 Ft x 21.67 Ft
Media 21.08 Ft x 19.42 Ft
4pc Bathroom 9.67 Ft x 5.92 Ft
Family room 15.58 Ft x 16.42 Ft
Foyer 13.92 Ft x 10.25 Ft
Dining room 12.42 Ft x 15.42 Ft
Kitchen 14.92 Ft x 15.67 Ft

Listing Presented By:



Originally Listed by:
Greater Property Group



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