



1206 Varsity Estates Road Calgary Alberta

\$1,999,999

Located in the prestigious community of Varsity Estates, this beautifully renovated home is the perfect blend of modern elegance, family comfort, and luxury entertaining. Set on a corner lot surrounded by mature trees, the property offers over 4,100 sq. ft. of thoughtfully designed living space. At the heart of the home is an open-concept chef's kitchen featuring an oversized quartz island with seating for seven, a brand-new six-burner gas stove, and a smart French-door refrigerator with Family Hub—ideal for managing calendars, streaming music, or even watching TV. A stylish coffee bar with custom wine shelving adds both charm and function, complementing the home's sophisticated, modern design. The kitchen flows seamlessly into the inviting living room, anchored by a sleek gas fireplace. For special occasions, the eating nook offers a wet bar and a striking glass-backed wine display—perfect for hosting with style. Just a few steps down, a dramatic entertaining space awaits, showcasing vaulted ceilings with exposed beams and walls of windows. Bright, spacious, and versatile, this room was designed to impress and adapt to any lifestyle—whether for large gatherings at the massive dining room, game and movie nights, or quiet family time. The primary suite provides a true private retreat, featuring a spa-inspired ensuite with a double vanity and a designer freestanding soaking tub. A custom walk-in closet, complete with built-in organization and stacked washer/dryer, ensures both convenience and luxury. Two additional bedrooms, a four-piece bath, and a spacious powder room complete the upper level. The lower levels expand the living experience even further, offering a full theatre room with projector and screen, a large guest bedroom with four-piece bath, a fitness/exercise space, a relaxing sauna, and a second laundry area. Rounding out this exceptional home is the mudro...

Laundry room 10.00 Ft x 5.00 Ft

Other 13.00 Ft x 10.67 Ft

Sauna 4.92 Ft x 6.83 Ft

Storage 10.33 Ft x 8.00 Ft

Media 13.33 Ft x 15.67 Ft

Exercise room 13.25 Ft x 8.00 Ft

Breakfast 7.75 Ft x 11.00 Ft

Living room 14.00 Ft x 17.00 Ft

Family room 17.92 Ft x 20.50 Ft

Foyer 4.75 Ft x 6.92 Ft

Other 6.83 Ft x 8.58 Ft

Primary Bedroom 12.25 Ft x 13.92 Ft

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Listing Presented By:



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Bedroom 11.17 Ft x 11.92 Ft

4pc Bathroom 8.58 Ft x 7.92 Ft

Kitchen 14.00 Ft x 20.00 Ft

Dining room 19.00 Ft x 20.50 Ft

Bedroom 12.83 Ft x 10.75 Ft

Bedroom 12.83 Ft x 10.08 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft