



127 Varsity Estates Grove Calgary Alberta

\$1,739,900

Welcome to this beautifully updated bungalow, nestled on a quiet street in the prestigious community of Varsity Estates. Boasting over 3,700 sq ft of thoughtfully designed living space, this stunning home offers 5 bedrooms, an oversized double attached garage, and sun-soaked rooms throughout. Meticulously maintained and extensively updated, most recently between 2022 and 2024, it features fresh paint, two new furnaces, a new driveway, custom built-in storage, drinking water filtration system, garburator, new dishwasher, brand-new carpet, and a recently finished gym area in the basement—ensuring a true move-in-ready experience. Step into a welcoming foyer that opens into an expansive chef's kitchen outfitted with granite countertops, high-end stainless steel appliances, custom maple cabinetry by Denca, and a functional breakfast bar. In-floor heating spans tiled areas on the main floor, adding comfort and warmth. The open-concept living and dining space is bathed in natural light from wall-to-wall windows and features a cozy stone-clad, wood-burning fireplace with gas assist. Exterior electric metal blinds on the living room and deck doors offer added comfort and privacy. French doors open onto a large south-facing deck, with two gas hookups added, that overlooks a 1/4-acre, park-like backyard—perfect for outdoor entertaining, gardening, or peaceful relaxation. The primary bedroom is a private retreat with custom built-ins in addition to a walk-in closet, and a spa-like 4-piece ensuite with dual sinks and a luxurious steam shower. Two additional bedrooms and a 4-piece bathroom complete the main level. The fully finished walkout basement is designed for entertaining, featuring a spacious family room with a wet bar, a second fireplace, and direct access to the landscaped backyard with brick patio and gazebo. The lower level also offers two more bedrooms, a versati...

Recreational, Games room 27.50 Ft x 13.25 Ft
Bedroom 12.33 Ft x 9.67 Ft
Bedroom 10.92 Ft x 9.08 Ft
Bonus Room 13.67 Ft x 11.58 Ft
Other 9.00 Ft x 8.58 Ft
Laundry room 10.00 Ft x 9.33 Ft
3pc Bathroom 9.33 Ft x 5.75 Ft
Sauna 9.33 Ft x 8.00 Ft
Furnace 9.25 Ft x 5.67 Ft
Living room 15.75 Ft x 13.67 Ft

Kitchen 14.00 Ft x 11.92 Ft
Pantry 6.08 Ft x 4.75 Ft
Dining room 20.08 Ft x 14.42 Ft
Primary Bedroom 21.58 Ft x 10.75 Ft
Other 5.67 Ft x 4.00 Ft
4pc Bathroom 17.58 Ft x 4.42 Ft
Foyer 6.00 Ft x 5.67 Ft
Office 5.58 Ft x 5.25 Ft
Bedroom 9.92 Ft x 9.83 Ft

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