



# 1451 Varsity Estates Drive Calgary Alberta

\$2,340,000

Unmatched in its uniqueness! Presenting a one-of-a-kind offering: a top-quality McKinley Masters new build (2019) in Varsity Estates. This extraordinary property features a rare, expansive west-facing lot backing onto the scenic 12th fairway, pond, and Silver Springs Golf Course. Enjoy uninterrupted views of nature and wildlife through the expansive floor-to-ceiling, side-to-side windows that brighten the kitchen, living, and dining areas, with no neighboring homes in sight. This architectural marvel shines with exceptional craftsmanship and premium finishes, including elegant lighting fixtures from Restoration Hardware (RH) and Pottery Barn, RH cabinet and drawer pulls, and Hunter Douglas electric blinds in the kitchen and primary ensuite. Spanning 3723 sqft, the home offers five bedrooms, four bathrooms, and a fully finished basement. Enter through a grand foyer with a 16-foot vaulted ceiling, highlighting gleaming hardwood floors and high ceilings throughout the main floor. The custom-designed kitchen, with 10-foot ceilings, features a spacious island with seating, granite countertops, a prep sink, and ample storage. Gourmet touches include oversized, sill-less east-facing windows, full-height custom cabinetry, and built-ins crafted on-site. The living room boasts 12-foot ceilings, a wood-burning fireplace with a marble surround, and custom built-ins. Seamlessly transition outdoors to the landscaped backyard through the living and dining rooms, expanding your indoor-outdoor experience. Ideal for entertaining, the fully fenced backyard includes a large deck with a pergola, privacy walls, a built-in Weber BBQ, an additional gas line for a heater or fire table, a hot tub, a garden shed, mature trees for added privacy, and a fire pit with a stone patio. The mudroom, with built-in bench seating, lockers, and backyard access, adds convenience. In contrast, a dedicated pa...

Primary Bedroom 14.33 Ft x 12.00 Ft

5pc Bathroom 10.42 Ft x 11.17 Ft

Other 16.33 Ft x 5.33 Ft

Bedroom 13.00 Ft x 11.42 Ft

Bedroom 12.08 Ft x 11.42 Ft

5pc Bathroom 12.00 Ft x 5.83 Ft

5pc Bathroom 5.50 Ft x 11.17 Ft

Storage 4.50 Ft x 3.50 Ft

Furnace 8.08 Ft x 2.92 Ft

Living room 17.00 Ft x 17.33 Ft

Kitchen 14.17 Ft x 18.83 Ft

Dining room 15.83 Ft x 12.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room	21.50 Ft x 12.25 Ft	Pantry	10.83 Ft x 6.92 Ft
Recreational, Games room	14.25 Ft x 19.17 Ft	Foyer	6.08 Ft x 11.92 Ft
Bedroom	11.50 Ft x 11.17 Ft	Other	15.50 Ft x 8.58 Ft
Bedroom	11.92 Ft x 11.25 Ft		