



## 18 Varsity Estates Close Calgary Alberta

\$1,498,900

Today's the day you will always remember when you step into this beautifully appointed bungalow & realize you've found the home of your dreams! Nestled on this quiet cul-de-sac in one of Northwest Calgary's most sought-after neighbourhoods, this meticulous estate home boasts a total of 5 bedrooms & 5 bathrooms, gleaming hardwood floors, wonderful eat-in kitchen with stainless steel appliances & sensational rec room with full wet bar...all on this private 0.21acre pie lot filled with towering mature trees. Extensively renovated & maintained by the 25+ year owners, the main floor of this elegant home enjoys expansive 10ft ceilings & classic detailing, with its gracious & inviting living room with wood-burning fireplace, spacious formal dining room, dedicated home office with wall of built-in cabinets & dining nook with double garden doors to the backyard deck. The lovely oak kitchen is loaded with cabinets & counterspace, & features limestone floors, KitchenAid stainless steel appliances & Jenn-Air gas cooktop (with downdraft) with stunning historic Calgary brick surround (from the Burns building) & HanStone (quartz) counters. Dramatic vaulted ceilings & picture window with retractable awning in the private owners' retreat, & luxurious spa-inspired ensuite with glass shower, marble floors, large walk-in closet with mirrored doors, granite-topped double vanities & programmable BainUltra airjet tub. In a separate "wing" are 3 lovely bedrooms & full bath with granite-topped double sinks & oversized walk-in shower. Developed in 2011-2012, the walkup level has an amazing rec room with stone-facing fireplace & wet bar - complete with dishwasher & full-sized fridge, home theatre, tons of storage space & 5th bedroom with its own private access into a full bath with separate shower & bathtub, double sinks & walk-in closet. Beautifully landscaped - front & back, with winding g...

2pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available  
 Recreational, Games room 41.42 Ft x 26.58 Ft  
 Media 16.00 Ft x 14.00 Ft  
 Bedroom 20.58 Ft x 11.42 Ft  
 Storage 12.08 Ft x 9.67 Ft

Living room 23.33 Ft x 15.50 Ft  
 Dining room 11.75 Ft x 10.17 Ft  
 Kitchen 14.42 Ft x 12.75 Ft  
 Other 14.42 Ft x 9.58 Ft  
 Den 10.25 Ft x 9.25 Ft  
 Laundry room 6.58 Ft x 5.67 Ft

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

Listing Presented By:



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**Storage** 11.00 Ft x 8.25 Ft

**2pc Bathroom** Measurements not available

**4pc Bathroom** Measurements not available

**5pc Bathroom** Measurements not available

**Primary Bedroom** 17.83 Ft x 13.00 Ft

**Bedroom** 11.58 Ft x 10.25 Ft

**Bedroom** 11.75 Ft x 10.17 Ft