



## 18 Varsity Estates Park Calgary Alberta

\$699,000

Elegant Varsity residence showcasing high ceilings and an abundance of natural light. Enjoy the impeccably designed open concept living with a spacious living room that offers refinished hardwood floors, a three-sided fireplace and fresh paint throughout. The dining room offers plenty of space for gatherings. This well-appointed kitchen offers white kitchen cabinets, stainless steel appliances, working island and a charming sunroom. The upper level features a spacious primary suite, a second bedroom, and a stylish Jack & Jill bathroom, along with a convenient top-floor laundry room. The walk out level has a sophisticated family room with a second fireplace and French doors. Go down a few more stairs to the second family room, office or fitness room. There is also a third bedroom and a 3Pcs bathroom for your guests. The lower level has underfloor heating as does the double attached garage and sunroom. This home also features central air conditioning and a built-in vacuum system. Ideally located near amenities such as the LRT, University of Calgary, Children's and Foothills hospitals, shopping and golf course. Seize this exceptional opportunity - schedule your viewing today! (id:6769)

Recreational, Games room 17.58 Ft x 16.58 Ft  
Bedroom 12.00 Ft x 10.58 Ft  
3pc Bathroom Measurements not available  
Furnace 17.42 Ft x 6.67 Ft  
Family room 21.33 Ft x 14.67 Ft  
Living room 17.42 Ft x 14.17 Ft  
Kitchen 13.00 Ft x 11.33 Ft

Dining room 16.75 Ft x 9.33 Ft  
Sunroom 11.00 Ft x 10.50 Ft  
2pc Bathroom Measurements not available  
Primary Bedroom 20.42 Ft x 13.33 Ft  
Bedroom 14.00 Ft x 10.42 Ft  
4pc Bathroom Measurements not available

Listing Presented By:



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