



1901 Varsity Estates Drive Calgary Alberta

\$849,900

Welcome to a spacious 2-storey home located on the ridge in phase II of Chateaux on the Green. This ideally located property is situated above the 3rd hole of Silver Springs golf course with stunning views to the east. The property went through extensive renovations 8 years ago with a completely renovated kitchen. Main level has a large living room with wood burning fireplace, and a dining area that opens onto a recently upgraded private deck with amazing views through the seasons. The updated kitchen has white cabinets along with quartz countertops and updated appliances. Gorgeous hardwood throughout the entire main floor and upper level. Very easy to keep clean! Kitchen also has a separate bar/beverage station with a second sink, wine rack and additional storage. Laundry is located on the main along with a 2 piece powder room. Oversized double garage is fully dry-walled and has a heater. The upper level has 3 bedrooms and 2 full baths. The primary bedroom is very large with a walk-in closet plus an extra closet, and has beautiful views of the ravine and golf course. An adjacent sitting area with a gas stove can be used as an office or reading room or can be developed into a large walk-in closet. Upper level also has a second private deck for sitting out on our warm summer nights or enjoying a coffee in the mornings with the east exposure. 2nd bedroom is larger and has a walk-in closet. The 3rd bedroom can be used as an office or additional bedroom for kids or guests. The ensuite awaits development for the future buyer with large counter tops, closets, and a bathtub with separate shower set up. A large unfinished basement can easily be developed to your preferences. Full exterior painting of the unit was completed last year. The complex has a rec centre where monthly costs are shared with phase 1. The rec centre has a swimming pool, hot tub, sauna, fitness room, ...

Storage 29.08 Ft x 18.67 Ft
Furnace 21.58 Ft x 13.42 Ft
Other 5.33 Ft x 11.00 Ft
Family room 16.75 Ft x 17.08 Ft
Other 11.67 Ft x 10.17 Ft
Laundry room 7.67 Ft x 5.17 Ft

Bedroom 10.00 Ft x 13.00 Ft
Bedroom 12.50 Ft x 12.08 Ft
Primary Bedroom 29.17 Ft x 13.42 Ft
4pc Bathroom 10.00 Ft x 5.00 Ft
4pc Bathroom 9.58 Ft x 18.58 Ft
Other 6.50 Ft x 4.58 Ft

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

Listing Presented By:



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