



## 3411 Varna Crescent Calgary Alberta

\$949,000

Extremely well-maintained home incredibly located on one of the best streets in Varsity, backing onto a greenspace, mere steps to the Bow River and only a 4 minute walk to Market Mall! Situated on a huge 85' x 120' lot with no back neighbours! Immediately be impressed by the lovely curb appeal with soaring trees, a brick driveway and a massive, oversized garage. Inside over 2,100 sq. ft. of developed space ensures a ton of room for your family to grow, mature and change with the times. Oversized windows stream endless sunshine into the living room while a quaint wood-burning fireplace ignites on cool winter evenings adding a cozy atmosphere as well as a charming focal point. The large kitchen is the heart of the home with a plethora of storage, a window overlooking the backyard and clear sightlines into the dining room. Adjacently, the sunroom is a great space to unwind and enjoy mature tree views no matter the weather. The covered deck entices summer barbeques with no need to cancel due to rain. A second deck and a paver stone patio provide additional entertaining, lounging and R&R options in the great outdoors, plus there is still a massive and private backyard for kids and pets to play. 3 spacious bedrooms are on the main level as well as a large bathroom with convenient cheater access from the primary bedroom. Loads of additional living space awaits in finished basement where a bright and sunshine filled rec room encourages movie and games nights gathered around the brick encased fireplace. A den is a versatile space for a home office, hobby room, play space or guest room with easy access to the 3-piece bathroom. The cherry on top of this immaculate home is the ginormous garage that is insulated and drywalled with a built-in shop, built-in storage and lots of space for more than just vehicles. This wonderful home is extremely clean and lovingly maintained rea...

Recreational, Games room 14.50 Ft x 14.33 Ft

Bedroom 7.83 Ft x 14.33 Ft

Storage 3.25 Ft x 10.25 Ft

Storage 6.33 Ft x 6.92 Ft

Furnace 6.50 Ft x 16.42 Ft

3pc Bathroom .00 Ft x .00 Ft

Dining room 9.50 Ft x 10.75 Ft

Kitchen 13.50 Ft x 13.50 Ft

Sunroom 7.92 Ft x 13.83 Ft

Primary Bedroom 13.50 Ft x 13.00 Ft

Bedroom 12.00 Ft x 8.92 Ft

Bedroom 11.92 Ft x 9.00 Ft

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

Listing Presented By:



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Living room 15.50 Ft x 15.08 Ft

4pc Bathroom .00 Ft x .00 Ft