



## 3503 Varal Road Calgary Alberta

\$974,900

Welcome to this unique opportunity to own a spacious home in Calgary's highly sought-after neighborhood of Varsity! With over 3,000 sq ft of developed space, this 70 x 120 lot property is tucked away on a quiet cul-de-sac, surrounded by mature spruce trees that provide exceptional privacy. This home is ready for your personal touch, offering endless renovation possibilities to create your dream space. As you step inside, you'll find a welcoming layout with vaulted, beamed ceilings in the front living area, complemented by a cozy wood-burning brick fireplace, perfect for relaxing and entertaining. An arched doorway leads you into a versatile den or flex area that could serve as a home office, pantry, or formal dining room. The kitchen, which offers a lovely view of the private, tree-lined yard, has plenty of space for a breakfast nook and connects seamlessly to the family room. Step outside into your own private oasis with a spacious backyard, where you'll find a new shed for all your outdoor essentials. Back inside, the main floor is complete with a 3-piece bath and a main floor bedroom, offering convenience and flexibility. Head upstairs to find three bedrooms, including a primary suite with its own 2-piece bath. The two additional bedrooms share a 4-piece bathroom. The finished basement features a large recreational room, a fifth bedroom with a 3-piece ensuite, and an oversized storage room with built-in shelving. An attached double garage rounds out this home's impressive features. Its prime location is close to the University of Calgary, Alberta Children's Hospital, Market Mall, and the Brentwood LRT station. Varsity is a prestigious executive community that offers top-rated schools, including Christine Meikle School, F.E. Osborne School, Marion Carson School, St. Vincent de Paul School, and Varsity Acres School. With just an 15-20 minute drive to the airpo...

Laundry room 10.50 Ft x 10.00 Ft

Recreational, Games room 25.67 Ft x 13.50 Ft

Storage 16.83 Ft x 14.00 Ft

Other 10.50 Ft x 8.00 Ft

Bedroom 23.00 Ft x 10.00 Ft

2pc Bathroom 4.67 Ft x 3.83 Ft

Foyer 14.17 Ft x 4.83 Ft

Family room 15.00 Ft x 10.67 Ft

Bedroom 14.00 Ft x 10.33 Ft

3pc Bathroom 8.00 Ft x 4.00 Ft

Primary Bedroom 12.67 Ft x 10.67 Ft

Bedroom 11.33 Ft x 8.50 Ft

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

Listing Presented By:



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Kitchen	15.92 Ft x 10.17 Ft	Bedroom	11.33 Ft x 9.17 Ft
Dining room	11.00 Ft x 10.67 Ft	4pc Bathroom	9.33 Ft x 5.00 Ft
Living room	19.50 Ft x 14.33 Ft	2pc Bathroom	7.50 Ft x 4.67 Ft