



# 4004 Vance Place Calgary Alberta

\$615,000

Welcome HOME to this charming and beautifully laid out Bi-Level, located on a quiet-cul-sac that conveniently BACKS ONTO A CITY PARK for your family's enjoyment and comfort! Lovingly maintained and updated throughout, this home offers a blend of classic charm with modern updates. Located in one of Calgary's most sought-after communities, right in the heart of Varsity- a quiet, family-friendly neighborhood, homes like this do not come up often! This gorgeous, semi-detached home is close to parks, walking distance to top rated schools, including St. Vincent de Paul Elementary, Varsity Acres Elementary School, several Junior & Senior High Schools including Sir Winston Churchill, The University of Calgary, Market Mall, Shaganappi Plaza, Alberta Children's Hospital, Foothills Hospital, Silver Springs golf course, convenient access to major roads that take you all over Calgary as well as the endless amenities Varsity has to offer. Entering the home, sunlight pours through the large windows, illuminating the open concept floorplan and creating a welcoming ambiance throughout. The open floorplan creates a spacious and welcoming atmosphere. Your family will enjoy how the generous living room flows seamlessly into the dining area and elegant chefs' kitchen. The modern and updated kitchen is truly an entertainer's dream, offering a fresh and functional space for cooking and entertaining. The kitchen boasts sleek, stainless-steel appliances and a massive, granite countertop- ideal for cooking enthusiasts and preparing meals for family and friends to gather. This home is ideal for families or savvy investors, boasting four spacious bedrooms- two on the main level and two downstairs as well as two FULL baths. Located directly off the master bedroom, you will enjoy your luxurious, updated 4-piece bathroom with an opulent soaker tub and dual sinks. The fully developed lower level e...

- Recreational, Games room 19.92 Ft x 11.92 Ft
- Bedroom 11.92 Ft x 9.67 Ft
- Bedroom 10.75 Ft x 8.08 Ft
- 4pc Bathroom 8.08 Ft x 7.58 Ft
- Kitchen 12.50 Ft x 9.33 Ft
- Dining room 9.33 Ft x 8.33 Ft
- Living room 20.25 Ft x 11.92 Ft
- Furnace 19.50 Ft x 8.08 Ft
- Other 21.33 Ft x 3.92 Ft
- Primary Bedroom 12.42 Ft x 10.25 Ft
- Bedroom 11.33 Ft x 8.42 Ft
- 4pc Bathroom 8.42 Ft x 7.58 Ft

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

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