



## 5023 48 Street Calgary Alberta

\$799,900

Welcome to 5023 48 St NW, an exceptional 4-bedroom, 3-bathroom home in the heart of Varsity—one of Calgary's most sought-after neighbourhoods. Designed for modern, energy-efficient living, this home boasts 29 solar panels (installed in 2023), an electric car charger in the garage, and an efficient Arctic heat pump to maintain year-round comfort in the stunning addition. Step inside to discover a thoughtfully expanded layout featuring a massive addition with soaring ceilings and expansive south-facing windows that flood the space with natural light throughout the day. The kitchen overlooks this incredible space, creating a seamless connection between cooking, dining, and entertaining. Whether hosting gatherings or enjoying a quiet morning coffee, this sunlit retreat will quickly become your favorite spot in the home. The property offers a total of four spacious bedrooms and three full bathrooms, ensuring ample space for family and guests. The lower level is a standout, featuring a dedicated workshop—perfect for DIY projects or hobbies—as well as a cold storage room, ideal for keeping preserves, wine, or extra pantry items. Recent upgrades provide peace of mind, including a brand-new furnace (2024) and a hot water tank (2020). Outside, the property continues to impress with a large shed for additional storage and an attached greenhouse connected to the garage and accessed from the home, making it the perfect place to enjoy your plants year-round. The backyard is a private oasis, complete with a great patio featuring a power retractable awning, offering the perfect blend of sun and shade for outdoor relaxation and entertaining. Located in a prime location, you're just minutes from Market Mall, top-rated schools, major transportation routes, parks, and amenities. Varsity is known for its tree-lined streets, excellent walk-ability, and strong sense of community—maki...

Bedroom 12.58 Ft x 7.67 Ft

Recreational, Games room 21.92 Ft x 10.75 Ft

Storage 9.67 Ft x 7.58 Ft

Storage 7.17 Ft x 6.00 Ft

Laundry room 15.83 Ft x 13.00 Ft

3pc Bathroom 7.50 Ft x 5.17 Ft

Dining room 9.92 Ft x 5.92 Ft

Family room 18.75 Ft x 17.17 Ft

Primary Bedroom 11.50 Ft x 11.42 Ft

Bedroom 12.92 Ft x 7.92 Ft

Bedroom 9.58 Ft x 8.92 Ft

4pc Bathroom 11.42 Ft x 4.83 Ft

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

Listing Presented By:



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Living room 17.83 Ft x 14.75 Ft

3pc Bathroom 7.83 Ft x 5.00 Ft

Kitchen 13.00 Ft x 12.58 Ft