

10 Varsity Estates Park Calgary Alberta

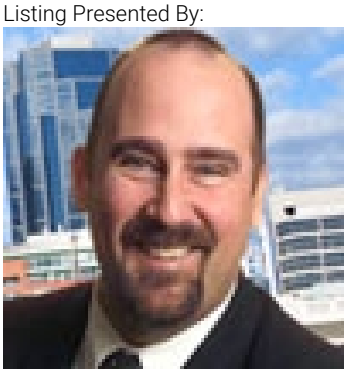
$749,000

A Refined Varsity Estates Residence with no age restriction & Flexible Possession Day-- Where Light, Privacy & Lifestyle Come TogetherWelcome to an exceptional end-unit townhome in **Varsity Estates Park**, where sophisticated comfort meets an enviable Calgary lifestyle.Offering 1,784 square feet of beautifully appointed living space, this bright and open three-bedroom, three-and-a-half-bath residence is distinguished by its vaulted ceilings, abundance of windows, and tranquil green-space setting. From the moment you enter, the home feels wonderfully light and expansive. The main level is thoughtfully designed for effortless living, featuring a **main-floor primary retreat** complete with a generous walk-in closet and luxurious **four-piece newer ensuite**. The convenience continues with a main-floor laundry room, updated powder room, and direct access to the **New Garage Door on Order - double attached garage**, complemented by a two-car driveway. At the heart of the home is a **brand-new white galley kitchen**, beautifully finished with an open breakfast bar and an inviting eating nook framed by oversized picture windows. The adjoining living area showcases a gas fireplace and patio doors opening to your **private, heavily treed east-facing green space**--a serene backdrop for morning coffee, outdoor entertaining, or simply enjoying the beauty of every season. And there is even more to enjoy outdoors. A welcoming **front courtyard and private rear patio** allow you to take advantage of both east and west sunshine throughout the day. Upstairs, a versatile loft provides the perfect space for a home office, fitness studio, reading retreat, or additional living area, along with a full bathroom and guest bedroom. The fully developed lower level offers exceptional flexibility with a spacious recreation room, a third bedroom featuring large windows, a three-piece bathro...

Recreational, Games room 15.58 Ft x 22.58 Ft
3pc Bathroom 7.92 Ft x 4.92 Ft
Bedroom 11.83 Ft x 16.50 Ft
Storage 10.17 Ft x 30.17 Ft
2pc Bathroom 5.08 Ft x 7.00 Ft
4pc Bathroom 8.67 Ft x 7.50 Ft

Living room 13.92 Ft x 16.50 Ft
Breakfast 12.00 Ft x 12.33 Ft
Kitchen 7.92 Ft x 10.83 Ft
Primary Bedroom 12.17 Ft x 14.33 Ft
Bedroom 10.75 Ft x 15.00 Ft
Family room 12.75 Ft x 21.33 Ft

Listing Presented By:



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Dining room 13.92 Ft x 14.50 Ft

4pc Bathroom 4.92 Ft x 10.08 Ft