



## 12 Vandoos Villas Calgary Alberta

\$584,900

Welcome to this exceptional bungalow villa in the highly sought-after +55 community of Horizon Village Varsity. Offering over 2,600 sq. ft. of fully developed living space, this air-conditioned, semi-detached home features three bedrooms, three bathrooms, a dedicated office, and a front-facing double attached garage. Thoughtfully upgraded and meticulously maintained, this home delivers a bright, comfortable, and low-maintenance lifestyle in a vibrant, well-established community. The radiant main floor is beautifully finished with hardwood flooring throughout and designed for both comfort and entertaining. The spacious living room features Southwest-facing views, custom built-in bookcases, and elegant French doors at the front entry, creating a warm and inviting atmosphere. The well-appointed kitchen offers ample cabinetry, an oversized peninsula with extra storage, adjoining kitchen nook leading to the extra wide patio doors that open to a private deck with a retractable awning and adjacent formal dining room provides the perfect setting for hosting family and friends all overlooking a tranquil green space. The generous primary suite includes a 3-piece ensuite with a walk-in shower, while a second spacious bedroom, full bathroom, and convenient main-floor laundry complete this thoughtfully designed level. The fully finished basement offers an impressive and versatile living space, featuring a spacious recreation room with oversized windows and a cozy corner gas fireplace. This level also includes a bright and generous third bedroom, a large 3-piece bathroom, a flexible den with built-in shelving ideal for a home office, and a dedicated storage room all perfectly completing this exceptional lower level. Residents enjoy exclusive access to the Horizon Village clubhouse, complete with a full kitchen, exercise room, library, and inviting social spaces perfect for staying ac...

3pc Bathroom 9.58 Ft x 5.17 Ft

Bedroom 12.83 Ft x 9.33 Ft

Den 9.75 Ft x 9.83 Ft

Recreational, Games room 21.75 Ft x 25.33 Ft

Storage 21.17 Ft x 14.17 Ft

Furnace 14.33 Ft x 5.67 Ft

Bedroom 10.17 Ft x 12.75 Ft

Breakfast 9.17 Ft x 8.33 Ft

Dining room 11.08 Ft x 12.75 Ft

Foyer 7.50 Ft x 10.58 Ft

Kitchen 14.67 Ft x 11.42 Ft

Living room 14.50 Ft x 16.17 Ft

Listing Presented By:



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3pc Bathroom 8.67 Ft x 7.42 Ft

4pc Bathroom 7.08 Ft x 7.42 Ft

Bedroom 10.92 Ft x 14.25 Ft