



1215 Varsity Estates Drive Calgary Alberta

\$2,000,000

Set against the 13th hole of the Silver Springs Golf & Country Club, this beautifully crafted Nu-West estate home offers an exceptional combination of privacy, timeless design and an incredible Varsity Estates lifestyle. Professionally landscaped by Greater Gardens with soft scaping by Groundworks, the front approach creates an immediate sense of arrival, while a triple attached garage with hot/cold water and slat-wall storage adds everyday practicality. A 50-year rubber roof, air conditioning and double solid-wood entry doors speak to the quality throughout. Inside, a timeless renovation by Campbell Design, with interiors by McIntyre Bills, pairs thoughtful craftsmanship with warm Brazilian cherry flooring. The front living room makes a memorable impression with vaulted ceilings, abundant natural light and a striking stone wood-burning fireplace. At the heart of the home is a sun-filled kitchen designed for gathering. A massive granite island with integrated glass dining table overlooks the private backyard, complemented by premium stainless steel appliances, 6-burner gas cooktop, dual wall ovens and Ultra Line industrial hood fan. Custom elm cabinetry was crafted with veneers cut from a single tree, allowing the grain to flow beautifully from panel to panel, while pot drawers, spice storage and a pull-out pantry keep everything organized. On one side, the family room features built-in wood shelving, homework stations and a ceiling-height stone fireplace with gas insert; on the other, a bright dining area is ready for memorable dinners. A functional mudroom, powder room & laundry with extensive storage and newer washer & dryer complete the main floor. Upstairs are 4 bedrooms, including a serene primary retreat with walk-in closet, private upper deck and a beautifully appointed 5-piece ensuite featuring a freestanding soaker tub, shower and rift-cut walnut vanity, ...

3pc Bathroom 12.17 Ft x 13.92 Ft

Bedroom 10.92 Ft x 8.83 Ft

Recreational, Games room 31.92 Ft x 33.25 Ft

Storage 7.50 Ft x 3.08 Ft

Furnace 12.67 Ft x 16.42 Ft

2pc Bathroom 4.50 Ft x 5.00 Ft

Living room 19.17 Ft x 19.17 Ft

Other 8.25 Ft x 9.92 Ft

4pc Bathroom 7.75 Ft x 8.42 Ft

5pc Bathroom 12.00 Ft x 12.42 Ft

Bedroom 17.08 Ft x 10.00 Ft

Bedroom 13.42 Ft x 9.92 Ft

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Listing Presented By:



Originally Listed by:
Real Broker

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Dining room 13.08 Ft x 12.17 Ft
Family room 16.08 Ft x 17.92 Ft
Kitchen 16.17 Ft x 18.08 Ft
Laundry room 7.83 Ft x 6.67 Ft

Bedroom 13.42 Ft x 9.92 Ft
Primary Bedroom 17.17 Ft x 15.92 Ft
Other 12.25 Ft x 5.17 Ft