

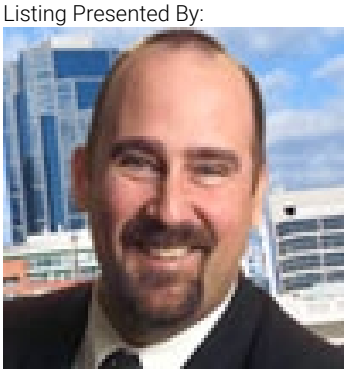
311 Varsity Close Calgary Alberta

$2,249,900

Welcome to a superbly located, large newly built 2-storey in Phase 1 of Varsity Estates. This home has it ALL and is a perfect fit for a large family wishing to raise their kids in one of NW Calgary's top Community's. This fine property is situated on a corner lot in a very quiet cul de sac and has the following attributes that most growing families look for: Home is less than 15 years old with no major changes to be made, A very large home at over 4,800 sq ft of developed space, 3 large bedrooms up & ALL have their own bathrooms, A triple garage with in floor heat (rare for the area), and walking distance to 3 schools in the area (St. Vincent, Marion Carson, & FE Osbourne). The main floor is almost 2,000 sq ft and has the following: A large kitchen with a huge island, SS appliance, tons of pull out drawers, and ample counter space to prepare meals. There is a huge dining area off the kitchen that can accommodate a large family with guests along with double doors leading to a huge 2-tiered deck. A sizable living room with a gas fireplace along with plenty of natural light. There is also a 3 piece bathroom (walk in shower) along with a small set of stairs leading to a 2nd living room which also has an office. There is a large closet that can be either be used as a mud room or pantry. The entire main floor has hardwood. The upper level has a large laundry room with cabinets, a sink and counter space. The primary bedroom is large and overlooks the backyard. It has hardwood floors and leads into a 5 piece ensuite with heated tile, a steam shower, and a large walk in closet that can fit plenty of clothes/shoes. The other 2 bedrooms each have their own bathroom with a tub/shower configuration. The lower level is fully developed with a huge sitting room with built in cabinets, projection screen and surround sound. There is cork flooring throughout the majority of this lev...

Great room 6.60 M x 5.40 M
Other 3.60 M x 2.40 M
Furnace 3.20 M x 3.30 M
Bedroom 5.60 M x 5.10 M
Recreational, Games room 6.50 M x 3.60 M
3pc Bathroom 3.20 M x 2.10 M
Living room 6.90 M x 5.10 M
2pc Bathroom 2.10 M x 1.90 M
Bedroom 4.80 M x 3.70 M
Laundry room 3.30 M x 1.80 M
Primary Bedroom 4.90 M x 4.20 M
Bedroom 3.90 M x 3.30 M

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

http://www.colinongyerth.com/

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Dining room 4.50 M x 3.50 M

Den 2.30 M x 2.30 M

Family room 5.90 M x 5.10 M

Kitchen 6.90 M x 5.00 M

3pc Bathroom 2.20 M x 3.20 M

5pc Bathroom 4.10 M x 3.20 M

4pc Bathroom 3.20 M x 2.30 M