



36 Varsity Estates Court Calgary Alberta

\$1,399,900

Welcome to 36 Varsity Estates Court NW - an exceptional opportunity in one of Calgary's most prestigious communities. Situated on a quiet cul-de-sac in Varsity Estates, this home sits on one of the largest lots in the area, offering immense potential for future expansion, redevelopment, or simply enjoying the existing space. Surrounded by wide streets, mature trees, and near a golf course and huge parks, the location offers unmatched lifestyle and privacy. Perfect for families and entertainers alike, the massive backyard is equipped with built-in play facilities, including a slide, swings, playhouse, and sandbox. There's also a granite-topped BBQ station, a firepit area, and plenty of room for private outdoor gatherings such as birthday parties or summer barbecues. Inside, you'll find a spacious and functional main floor layout featuring a large kitchen with ample cabinetry, granite countertops, high-end KitchenAid appliances, and an eating space/lounge; a comfortable dining area; wide & bright living area with a bay window; a cozy family room with a gas fireplace; a flex room that can be used as an additional bedroom or an office room; a 2-piece powder room; and a laundry area. In addition to two generously sized bedrooms and a 4-piece washroom, the primary bedroom completes upstairs with a walk-in closet and a private ensuite including a jetted tub. The fully finished basement includes a huge bedroom, living/recreational area, and a 4-piece washroom - ideal for guests, teens, extended family or man's cave. The basement also includes a massive storage area. Freshly painted with elegant chandeliers (included), central air conditioning, and thoughtful updates throughout to add to the comfort and style of the home. The oversized double garage easily fits two large vehicles, and the extended driveway provides space for four additional cars--perfect for large families or e...

Bedroom 16.25 Ft x 12.42 Ft

Recreational, Games room 14.17 Ft x 12.75 Ft

4pc Bathroom 8.50 Ft x 5.42 Ft

Furnace 24.00 Ft x 17.25 Ft

Living room 17.50 Ft x 13.42 Ft

Family room 16.25 Ft x 13.42 Ft

Other 9.42 Ft x 6.17 Ft

2pc Bathroom 6.83 Ft x 2.42 Ft

Laundry room 6.08 Ft x 5.67 Ft

Primary Bedroom 18.67 Ft x 12.25 Ft

Other 6.33 Ft x 6.08 Ft

5pc Bathroom 10.17 Ft x 7.92 Ft

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Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Other 17.92 Ft x 13.42 Ft

Dining room 13.42 Ft x 9.42 Ft

Bedroom 9.50 Ft x 10.17 Ft

Bedroom 11.08 Ft x 9.25 Ft

Bedroom 10.67 Ft x 10.25 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft