



4023 Varmoor Road Calgary Alberta

\$1,030,000

OPEN HOUSE SUNDAY, DECEMBER 14 - 2:00 PM - 4:00 PM AT 4023 VARMOOR RD NW Gorgeous 4 bedroom, 4 bath family home with over 3000 SQFT of developed living space located in the prestigious neighbourhood of Varsity Village. Low maintenance vinyl plank & hardwood flooring, upgraded, oversized bright sunny windows, freshly painted walls & good-sized rooms throughout! The generous sized foyer makes it easy to welcome the whole family & conveniently leads you to a powder room + a main floor bedroom/den. The living/dining area features a huge, elegant space perfect for entertaining, with brick wood burning fireplace & sliding glass doors that open onto the new deck overlooking the huge 70' x 133', treed backyard. The kitchen has been updated with stainless steel appliances, new white backsplash, trendy countertops & freshly painted cabinet doors. The upstairs includes three oversized bedrooms with deep closets including a king size master bedroom with double closets, a three-piece ensuite & a feature wall made of repurposed wood from the property's original fence. The lower level boasts a wide-open family/games room with another wood burning fireplace & additional 3 piece bath. Lastly cozy up in the property's sunroom with, built-in bookshelves, glass windows & direct access to the yard - a perfect spot to watch your kids play in the oversized south facing backyard with covered deck & a built-in play structure. The property includes an attached garage, extra long & wide driveway for additional parking. The inner-city neighbourhood is filled with a network of parks & pathways perfect for dog owners or parents with children. This charming + spacious home is situated within walking distance to the University of Calgary, University District (with ice cream shop, theatre, & grocery store), Market Mall, The Brentwood LRT Station, The Children's Hospital, The Foothills Hos...

Family room 18.42 Ft x 14.50 Ft

Recreational, Games room 13.00 Ft x 8.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 19.25 Ft x 15.08 Ft

Kitchen 13.42 Ft x 11.75 Ft

Dining room 14.00 Ft x 10.00 Ft

Foyer 11.33 Ft x 7.25 Ft

Bedroom 12.92 Ft x 11.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.75 Ft x 13.42 Ft

Bedroom 14.83 Ft x 11.17 Ft

Bedroom 12.42 Ft x 11.25 Ft

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Listing Presented By:



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RE/MAX Landan Real Estate

<http://www.diannebrown.ca/>

RE/MAX Realty Professionals

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Other	17.00 Ft x 9.67 Ft	4pc Bathroom	.00 Ft x .00 Ft
Sunroom	19.33 Ft x 7.75 Ft	3pc Bathroom	.00 Ft x .00 Ft