



# 420 Varsity Estates Place Calgary Alberta

\$1,524,900

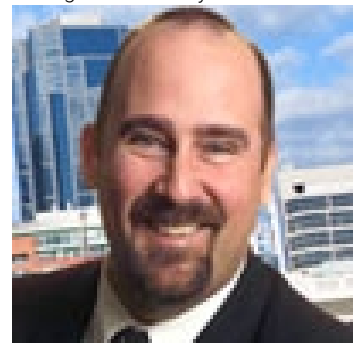
This is the one you've been waiting for! Nestled in an exclusive cul-de-sac, this stunning custom-built home offers tranquility and seclusion in one of the most sought-after locations in Varsity Estates. Boasting close to 4,700 square feet of developed living space on a 1/4 acre lot, this property is designed to bring the serene outdoor landscape indoors. Key Features Include: Park-Like Privacy: The backyard is a private oasis surrounded by mature trees and features a large composite deck, a patio with a gas fire pit, & hot tub. There's a 5-zone underground sprinkler system keeps this beautiful yard lush and green. Second-Floor Balcony: Enjoy breathtaking views of the backyard, adjacent green space, & the children's playground from one of the second-floor balconies. Spacious and Elegant Interior: With 4 bedrooms, including a dream-sized primary bedroom with its own fireplace, huge ensuite bathroom & balcony. With 3 more bedrooms & bathrooms, Plus Media / Movie room, there's more than enough room for the whole family. Main Floor Laundry The vaulted ceilings, grand stone fireplace, and numerous character-filled details make this home truly special. Gourmet Kitchen: This kitchen is set perfect for those who like to cook, with a large U shaped granite counter, huge double sink, wall oven & gas stove are always the preference, large fridge & they are all stainless steel. Fireplaces Galore: Cozy up by one of the 4 fireplaces located throughout the home. Updated Lower Level: The fully developed basement features in-floor heating, plenty of private spaces, gym equipment and room for relaxation or entertaining. Outdoor Entertaining: Equipped with a gas line for a barbecue and a gas fire pit, the backyard is perfect for hosting gatherings year-round. Heated Garage: Keep your vehicles warm during the colder months with a double heated garage. Prime Location: Situated next to...

5pc Bathroom 11.67 Ft x 4.92 Ft  
 6pc Bathroom 11.33 Ft x 21.42 Ft  
 Bedroom 13.42 Ft x 11.92 Ft  
 Bedroom 13.42 Ft x 13.67 Ft  
 Primary Bedroom 18.00 Ft x 20.25 Ft  
 Other 8.00 Ft x 7.00 Ft  
 3pc Bathroom 6.33 Ft x 8.50 Ft  
 3pc Bathroom 6.83 Ft x 9.58 Ft  
 Bedroom 11.08 Ft x 11.25 Ft

Recreational, Games room 17.17 Ft x 28.08 Ft  
 2pc Bathroom 5.25 Ft x 5.92 Ft  
 Breakfast 5.92 Ft x 9.00 Ft  
 Dining room 11.58 Ft x 16.75 Ft  
 Family room 17.83 Ft x 16.42 Ft  
 Foyer 12.08 Ft x 8.00 Ft  
 Kitchen 14.00 Ft x 15.75 Ft  
 Laundry room 7.25 Ft x 11.08 Ft  
 Living room 16.58 Ft x 18.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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