



4731 Vanguard Place Calgary Alberta

\$839,999

Welcome to this beautifully renovated bungalow in the highly desirable community of Varsity, offering over 2,000 sq ft of developed living space, three bedrooms, three bathrooms, and a double detached garage. Thoughtfully designed with contemporary finishes throughout, the home features rich hardwood flooring, expansive windows, and an open-concept layout that creates a bright and welcoming atmosphere. The elegant living room is anchored by a sleek gas fireplace and flows seamlessly into the dining area and kitchen, providing an ideal setting for both everyday living and entertaining. The beautifully appointed kitchen showcases warm wood cabinetry, concrete countertops, a striking mosaic tile backsplash, under-cabinet lighting, and stainless steel appliances, including a gas range. An extended breakfast bar with seating adds both functionality and style. The sophisticated primary bedroom features an impressive custom-designed wardrobe with extensive built-in shelving, drawers, and hanging storage. The luxurious four-piece ensuite showcases contemporary tilework, a deep soaker tub, a glass-enclosed shower with three showerheads, and a modern vessel sink. A second bedroom and a stylish five-piece bathroom with dual sinks complete the main level. Downstairs, the fully developed basement provides an expansive recreation room with built-in speakers, ideal for a media room or entertaining. A third bedroom with French doors offers flexibility for guests or a home office, while a three-piece bathroom, dedicated laundry room, and additional storage add everyday convenience. Outside, the fully fenced backyard offers a peaceful setting with mature trees, established lilac bushes, a generous lawn, and a stone patio perfect for outdoor dining and relaxation. Varsity is one of Calgary's most established and sought-after communities, recognized for its tree-lined streets, excellence...

3pc Bathroom 7.33 Ft x 6.08 Ft

Bedroom 13.00 Ft x 14.83 Ft

Laundry room 11.17 Ft x 5.83 Ft

Recreational, Games room 20.33 Ft x 23.17 Ft

Storage 3.50 Ft x 7.42 Ft

Storage 7.33 Ft x 3.00 Ft

5pc Bathroom 11.25 Ft x 5.08 Ft

4pc Bathroom 17.00 Ft x 10.67 Ft

Bedroom 10.50 Ft x 8.42 Ft

Kitchen 11.17 Ft x 19.67 Ft

Living room 14.92 Ft x 17.50 Ft

Primary Bedroom 14.00 Ft x 10.58 Ft

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Originally Listed by:
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