# 4803 Vienna Drive Calgary Alberta
## $774,800

HOME SWEET HOME! This is your exciting opportunity to call Varsity home in this EXCEPTIONALLY RENOVATED, fully developed bi-level home situated on a family friendly street on a spacious, private corner lot with mature landscaping. Heading inside you will fall in love with the perfect mix of original character complimented by recent renovations including new baseboards/trim throughout, fresh paint throughout, brand new hot water tank, newer high efficiency furnace, exterior paint (2024), replaced and painted fence (2023), new interior doors (2022), new carpet and paint in basement (2022) and a fully renovated kitchen (2021). The main floor offers a terrific open concept layout with a spacious living room with massive picture windows flooding the space in natural sunlight, a formal dining area, bright breakfast nook and the upgraded gourmet chef's kitchen complete with custom built cabinetry, stainless steel appliances, a convenient movable island, stylish backsplash and countertops. Completing the floor is two generous sized bedrooms, the master retreat and a 4 piece bathroom. The fully finished basement boasts a huge family/recreation room perfect for a growing family or entertaining, two additional bedrooms, another wonderful 4 piece bathroom, tons of storage space in the laundry room. Outside, your home offers amazing curb appeal with mature trees giving you the feeling of a private oasis and the backyard is fully fenced and beautifully landscaped with lots of garden space. The double detached garage has one parking spot and an incredible workshop on the other side along with a storage space above. This desirable location is close to Sir Winston Churchill High school, University of Calgary, Market Mall, Foothills Hospital, pathway system, parks, popular restaurants and bars, shopping, public transportation and major roadways. Don't miss out on this GEM, book your...

**Listing Presented By:**



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**RE/MAX Realty Professionals**

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|---|---|
| 3pc Bathroom 10.75 Ft x 4.92 Ft | Bedroom 11.83 Ft x 8.33 Ft |
| Bedroom 12.75 Ft x 13.25 Ft | Bedroom 11.75 Ft x 9.42 Ft |
| Bedroom 10.83 Ft x 10.42 Ft | Dining room 12.00 Ft x 9.17 Ft |
| Laundry room 10.92 Ft x 21.58 Ft | Kitchen 17.17 Ft x 14.25 Ft |
| Family room 12.67 Ft x 17.83 Ft | Living room 13.25 Ft x 13.92 Ft |
| 4pc Bathroom 11.42 Ft x 4.92 Ft | Primary Bedroom 11.42 Ft x 10.42 Ft |