



## 5031 Viceroy Drive Calgary Alberta

\$1,499,900

Discover the pinnacle of executive living in this stunning 2,624 sq ft home perched overlooking the serene Varsity Ravine Park. This prime ravine location offers unparalleled tranquility and breathtaking natural views, while being ideally situated on a quiet street in one of Calgary's most sought-after neighborhoods. Step inside to a distinctive floor plan filled with natural light from towering windows adorned with remote-control blinds and custom reflective film--perfect for the west-facing kitchen, dining room, and living room that features a cozy wood-burning fireplace. The heart of the home is the extensively updated kitchen, boasting a large island with a built-in chopping block, gas stove, wine fridge, and newer stainless-steel appliances. Extensive updates include custom built-in cabinetry throughout, enhancing both style and functionality. The upper level welcomes you to a luxurious primary retreat complete with a spacious walk-in closet and a spa-like ensuite featuring a double sink, heated floors, and a no-step walk-in shower with elegant glass block wall. The upper level contains an additional bedroom, and a convenient den overlook the living space below, offering inspiring ravine vistas. The main level provides flexibility with a large recreation room and a bright breakfast nook, ideal for everyday living or entertaining. The lower level features a spacious bedroom with a walk-in closet and built-in storage, plus a 4-piece bathroom. Outdoor living is effortless with a low-maintenance backyard featuring multi-level decks, an outdoor kitchen, and a storage shed backing directly onto the ravine--your private oasis for relaxing and entertaining. The front of the home offers a cozy sitting area and a large driveway leading to an oversized single garage. This exceptional property is perfectly positioned close to the University of Calgary, Market Mall, Foothi...

3pc Bathroom 10.42 Ft x 8.83 Ft

Bedroom 12.00 Ft x 10.00 Ft

Primary Bedroom 15.33 Ft x 10.75 Ft

Other 12.00 Ft x 10.83 Ft

4pc Bathroom 13.17 Ft x 12.00 Ft

Bedroom 14.75 Ft x 10.75 Ft

2pc Bathroom 6.25 Ft x 6.58 Ft

Breakfast 10.42 Ft x 10.00 Ft

Dining room 18.00 Ft x 15.33 Ft

Foyer 11.25 Ft x 6.75 Ft

Kitchen 26.83 Ft x 10.25 Ft

Living room 21.67 Ft x 15.67 Ft

Listing Presented By:



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Royal LePage Blue Sky

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**RE/MAX Realty Professionals**

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Furnace 12.50 Ft x 9.67 Ft

Recreational, Games room 22.25 Ft x 11.92 Ft