



8 Vardana Place Calgary Alberta

\$1,338,800

Perfectly positioned on a quiet cul-de-sac in Varsity Village, this exceptional raised bungalow offers a rare blend of privacy, openness, and connectivity. The home faces a large open green space and soccer fields adjacent to Ecole Terre des Jeunes, creating an expansive and unobstructed outlook, while the school grounds begin several yards to the west. The rear of the property backs onto the neighbourhood pathway system--ideal for walking, cycling, and easy access to surrounding green spaces. Extensively renovated, the home features a stunning custom kitchen designed for both daily living and entertaining. Solid wood cabinetry, granite countertops, and premium appliances include a Fisher & Paykel gas cooktop, Bosch double ovens, Miele dishwasher, oversized KitchenAid refrigerator, and a full-size bar fridge. Natural gas hookups to both decks further enhance outdoor entertaining. Two expansive decks extend the living space outdoors. The front deck offers vinyl flooring with glass railing and open views across the green space, while the walk-out rear cedar deck provides privacy, a wind screen, and views of the landscaped yard and pathway beyond. Mature trees and shrubs contribute to the home's established character. Inside, large windows and exposed wood beams create a bright, welcoming atmosphere and highlight the home's architectural character. Hardwood flooring on the main level, updated lighting with dimmer controls, generous closets, and multiple living spaces support both comfort and functionality. Two natural gas fireplaces add warmth, while built-in speakers, custom cabinetry, and office desks enhance everyday living. The primary suite features a walk-in closet, blackout blinds, a soaker tub, separate shower, and heated floors. Additional highlights include air conditioning, water softener, humidifier, two forced-air furnaces, a heated oversized double garage wi...

3pc Bathroom 8.75 Ft x 5.83 Ft
 Other 5.75 Ft x 7.83 Ft
 Bedroom 13.58 Ft x 9.83 Ft
 Foyer 12.50 Ft x 12.42 Ft
 Laundry room 7.58 Ft x 12.58 Ft
 Other 9.00 Ft x 6.33 Ft

5pc Bathroom 8.25 Ft x 15.50 Ft
 Bedroom 10.08 Ft x 12.33 Ft
 Dining room 14.67 Ft x 8.75 Ft
 Kitchen 10.58 Ft x 18.25 Ft
 Living room 14.58 Ft x 17.17 Ft
 Office 17.67 Ft x 9.17 Ft

Listing Presented By:



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Coldwell Banker Mountain Central

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Recreational, Games room 13.58 Ft x 32.25 Ft

Primary Bedroom 13.83 Ft x 11.92 Ft

Furnace 8.50 Ft x 12.42 Ft

Other 6.00 Ft x 7.42 Ft

4pc Bathroom 7.83 Ft x 7.67 Ft