

\$1,735,000 - 1140 Varsity Estates Drive Nw, Calgary

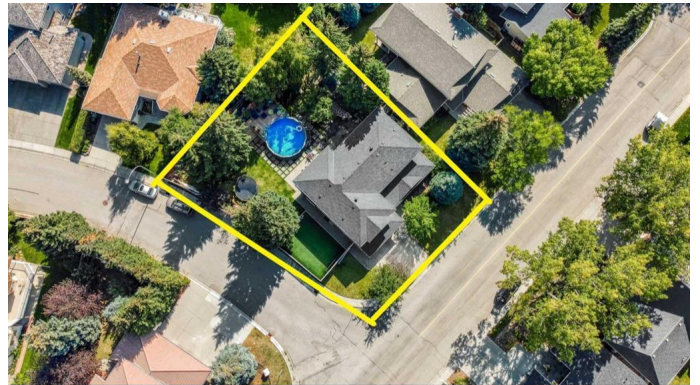
MLS® #A2076458

\$1,735,000

6 Bedroom, 4.00 Bathroom, 3,027 sqft
Residential on 0.23 Acres

Varsity, Calgary, Alberta

Wow, what a property! An unparalleled offering in the heart of desirable Varsity ESTATES! Situated on a massive corner lot directly across from the picturesque Silver Springs Golf & Country Club, this home features an amazing backyard oasis! Enjoy complete seclusion with a Trevi above-ground pool (simple maintenance), a 30'x22' artificial turf soccer pitch/sport court, a trampoline area, and a large deck perfect for outdoor fun. Ideal for an active family, this executive home boasts 5 upstairs bedrooms plus 1 in the basement and has undergone several professional transformations over the past 10 years, including an almost 1,000 sq ft addition in 2015. The gorgeous fully renovated main floor layout showcases extensive custom cabinetry and white oak engineered hardwood floors. The spacious living room connects to a show-stopping kitchen with white shaker-style cabinets, an almost 10-foot island with Brazilian Arabescato quartzite counters, and stainless steel appliances. The extra-large dining area offers ample space for family meals with views of the lush, private backyard. Off the kitchen, a sunken family room features a gas fireplace, and a massive mudroom with lockers connects to the side door and garage entrance. Upstairs, a stunning corner family room with massive windows offers views of the golf course. The master retreat includes a walk-in closet and a luxurious 4-piece ensuite with Carrara marble throughout. The basement provides a 6th bedroom with an egress



window, another recreation room, a laundry area, a 3-piece bathroom, and storage. With no neighbor to the north and expansive golf course views to the southwest, the backyard enjoys abundant sunlight.

Varsity Estates, the most desirable part of Varsity, is close to top-rated schools, Foothills and Alberta Children's Hospitals, the University of Calgary, Dalhousie LRT, Market Mall, and the Silver Springs Golf & Country Club. A short walk to the dog park and the gorgeous river view trails of Bowmont Park.

Built in 1976

Essential Information

MLS® #	A2076458
Price	\$1,735,000
Sold Price	\$1,660,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,027
Acres	0.23
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1140 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3C4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Irregular Lot, Landscaped, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 30th, 2024
Days on Market	35
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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