

\$1,369,900 - 3528 Varal Road Nw, Calgary

MLS® #A2109310

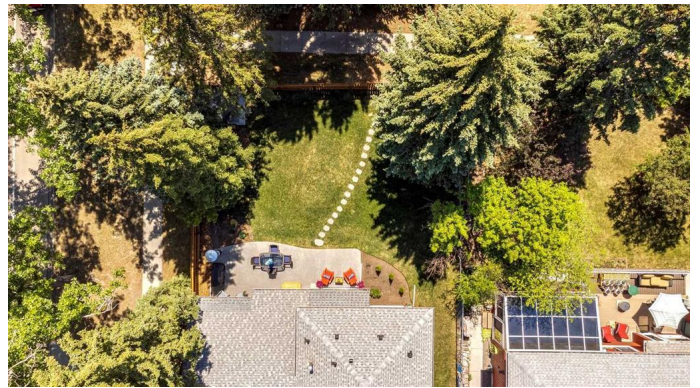
\$1,369,900

4 Bedroom, 3.00 Bathroom, 1,212 sqft

Residential on 0.24 Acres

Varsity, Calgary, Alberta

Welcome to 3528 Varal Road - a truly magnificent property privately situated on an exclusive 10,500sq.ft. lot nestled in the trees and backing onto a green belt of one of Calgary's most sought-after executive communities. Graced with over 2,300sq.ft. of luxuriously appointed living space displaying the highest level of craftsmanship and meticulous interior tailoring within each room. The open-concept main level is a host's best friend; complimented by stunning white oak floors and a custom-crafted professional-grade kitchen that seamlessly transitions from the indoor living/dining area and out onto the private manicured outdoor oasis - perfect for hosting gatherings of all sizes. The impressive upper level offers a primary suite that's an escape within itself - complimented by an intimate spa-inspired ensuite and a custom walk-through wardrobe. The upper level is complete with a generous laundry room, guest bedroom, and bathroom. You'll continue to be impressed by the thoughtfully curated 3rd and 4th levels which act as a fabulous extension of the main living room and were uniquely designed to facilitate a self-contained guest quarter, home office with a separate entrance or an additional bedroom for your growing family- the options are endless! Last but not least, is the expansive car salon equipped with all of the necessities for your collection of toys. This immaculate 4 bedroom home was carefully renovated for the most discerning buyer. Walking distance to parks, walking



paths, schools, LRT and tons of amenities.

****BE SURE TO VIEW THE DETAILED
UPGRADE LIST & CLICK THE 3D VIRTUAL
OPEN HOUSE TOUR & VIDEO FOR A
BETTER LOOK***

Built in 1969

Essential Information

MLS® #	A2109310
Price	\$1,369,900
Sold Price	\$1,310,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,212
Acres	0.24
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	3528 Varal Road Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0A5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Oversized, See Remarks

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Front Yard, Lawn, Garden, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Private
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 13th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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