

\$1,249,900 - 313 Varsity Estates Terrace Nw, Calgary

MLS® #A2112789

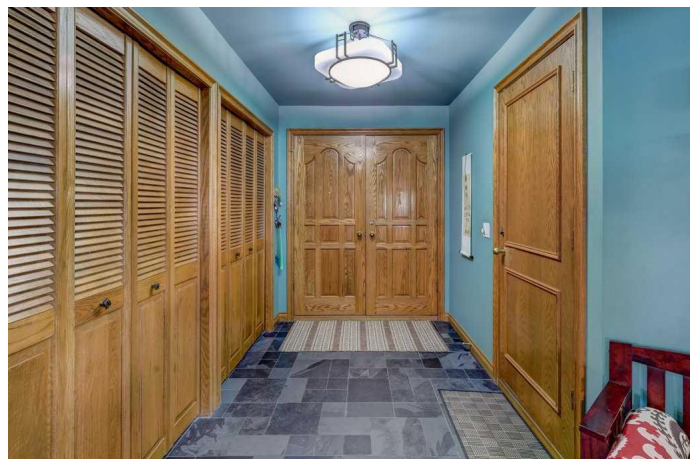
\$1,249,900

4 Bedroom, 4.00 Bathroom, 3,098 sqft

Residential on 0.23 Acres

Varsity, Calgary, Alberta

OPEN HOUSE Saturday, 16th March 1:30 - 3:30 pm. Welcome to this stunning home, located in the desirable Varsity Estates, a rare gem that offers an incredible living experience on a cul-de-sac with spectacular low maintenance landscaping. This well-maintained spacious residence with total of 5 bedrooms, 3.5 bath, boasts an array of upgrades and unique features. The double entry foyer leads to an entertainment-size living & dining room with dramatic vaulted ceiling, hardwood flooring, French door leads to the spacious upper exterior deck. A fully equipped custom oak kitchen with granite counter tops, center island, state-of-the-art stainless steel appliance package, high-top breakfast bar and spacious nook overlooking rear yard. Huge family room with a stone featured wall and a gas fireplace. A private office/bedroom with large windows, half bath, and a spacious laundry room. The second floor is equally impressive, featuring three well-appointed bedrooms and two full bathrooms. The spacious master bedroom includes a luxurious 5-piece ensuite, a large walk-in closet, providing a private retreat for relaxation and rejuvenation. A walk-out basement adds another 1800+ sq. ft. of living area, loaded with extras, including a large home theatre room, an incredible hobby/ bed room, kitchen, wine room, 4-pc bath & extra storage space. The fully fenced, professionally landscaped private backyard with fruit trees, stone patios and water fountain. Two central



air conditioning units, 3 new furnaces, tankless water heater, upgraded PEX tube piping, triple glazed windows, garage with auto lift (room for three cars) acrylic stucco exterior, under ground sprinkler system are some of the additional upgrades of this home. Excellent location, close to public transit, schools, shopping, university, major hospitals, golf, and easy access to major roadways. For more details, view additional pictures and virtual tour links.

Built in 1987

Essential Information

MLS® #	A2112789
Price	\$1,249,900
Sold Price	\$1,254,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,098
Acres	0.23
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	313 Varsity Estates Terrace Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5J4

Amenities

Parking Spaces	6
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Parking	Concrete Driveway, Double Garage Attached, Front Drive, Oversized, See Remarks
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Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Tankless Water Heater, Washer, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Barbecue, Garden, Lighting, Storage
Lot Description	Back Yard, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Private, See Remarks, Treed
Roof	Clay Tile, Tile
Construction	Brick, See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 28th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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