

\$1,490,000 - 1211 Varsity Estates Drive Nw, Calgary

MLS® #A2113764

\$1,490,000

4 Bedroom, 3.00 Bathroom, 1,995 sqft

Residential on 0.20 Acres

Varsity, Calgary, Alberta

An incredibly rare opportunity presents itself to own this magnificent, sprawling, fully finished 3855 sqft (RMS), custom built walkout bungalow located in an extraordinary location in Varsity Estates, sitting on a large 8751 sqft lot with a South facing backyard which backs onto Silver Springs Golf & Country Club. Original owner. First time on the market. Come see for yourself, this large and impressive floor plan has it all. Offering 4-bedrooms + 3 full bathrooms. This executive style family home has been well maintained, loved, and cared for. The main floor boasts a cozy sunken family room with a beautiful fireplace as the focal point, spacious living room and a dining room. The kitchen is at the heart of the home making this home ideal for hosting large gatherings of family and friends. The kitchen offers plenty of counter and cupboard space. You will find custom wood cabinetry and built-ins throughout this lovely home. The patio door off the kitchen eating area leads to a large deck to enjoy stunning views of your large South facing park-like backyard and did I mention the stunning golf course views. There are two large bedrooms located on the main floor. The large primary bedroom offers a walk in closet and full ensuite bathroom. The main floor offers another full bathroom and a large laundry / mudroom. Lower walkout level is fully finished and offers two more large bedrooms & a third full bathroom and plenty of storage. There are several different recreational entertaining areas on this level. This level



walks out to a sunroom and your private backyard oasis. There is also another entrance from this level into the backyard. There is a double attached garage plus additional parking on the driveway for several more vehicles. This home is located close to community schools, golf course, Bowmont Park and off-leash area & pathway system overlooking the Bow River, Market Mall, Dalhousie Station & LRT, University of Calgary, Alberta Children's & Foothills Hospitals.

Built in 1976

Essential Information

MLS® #	A2113764
Price	\$1,490,000
Sold Price	\$1,300,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,995
Acres	0.20
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1211 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4P1

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Water Softener, Window Coverings
Heating	Central, Fireplace(s), Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Landscaped, Level, Street Lighting, On Golf Course, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2024
Date Sold	April 29th, 2024
Days on Market	49
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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