

\$1,399,900 - 22 Varcove Place Nw, Calgary

MLS® #A2118527

\$1,399,900

4 Bedroom, 4.00 Bathroom, 2,135 sqft

Residential on 0.17 Acres

Varsity, Calgary, Alberta

You are going to LOVE this updated family home located in the HEART of Varsity Village. An amazing two-story modern farmhouse situated in one of Varsity's favourite cul-de-sacs with a sunny south-facing backyard. Just a stone's throw away from the University of Calgary, shopping centres, parks & much more. With clean white Hardie board siding complemented by timeless black-trimmed triple pane windows, this home is perfect for modern families of all sizes. As you enter, a sprawling open-concept foyer greets you, seamlessly flowing into the inviting living room adorned with white oak hardwood & custom-designed wall panelling that features a built-in cozy electric fireplace. With timeless wainscoting & grand barn doors, the front office/den adjoins the living area, adding elegance to the room. The kitchen gleams as the heart of the home, featuring custom crafted cabinetry, imported quartz countertops and premium appliances such as a 36" Bertazzoni gas range, Bosch 36" built in panelled fridge. Practical touches like convenient spice racks, a spacious farmhouse sink, ample pantry storage, and expansive cabinet space enhance functionality. Completing the space is a grand 10' island illuminated by designer pendant lighting, perfect for entertaining loved ones. The formal dining area offers ample space for a large table & is adorned with a chandelier, an accent wall, wine racks, and a convenient coffee bar with fridge. Through the French doors, you



step out onto your secluded private backyard, overlooking the walking path, complete with a spacious deck. Continuing through the main floor, you encounter a gorgeous powder room w/striking wallpaper & chevron tile flooring. Further along the hall, the mudroom boasts the same chevron tile, custom-built closets, and access to the oversized double garage. Upstairs, the second floor offers a linen closet & a shared 5-piece bathroom equipped w/dual sinks, a large window, & a stand-up tub/shower. Each of the two generously sized bedrooms boasts large windows, custom closet space, and lofted ceilings. The laundry room is conveniently tucked away down the hall. The inviting master retreat is a cozy haven, lofted ceilings & plenty of space for a king sized bed. Its luxurious 5-piece ensuite features a custom vanity with his/her sinks, a freestanding tub, a stand-up rain shower w/built-in bench and heated floors. The walk-in closet offers ample built-ins for organizing clothing. The lower living space of this home is designed for entertaining!! Step into the open Rec Room, boasting a spacious entertainment unit, an inviting electric fireplace, and a convenient wet bar. Beyond the Rec Room, discover a generously sized games area and a dedicated gym room, complete with durable vinyl flooring, a large mirror, ample storage, and two stylish barn doors. Additionally, this space includes a sizable bedroom with its own walk-in closet & 3-piece bathroom. Experience functionality, luxury & a PRIME location. Don't miss out, book your showing today

Built in 1968

Essential Information

MLS® #	A2118527
Price	\$1,399,900
Sold Price	\$1,400,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,135
Acres	0.17
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Varcove Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0C2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
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Lot Description	Cul-De-Sac, Landscaped, Private
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	May 1st, 2024
Days on Market	20
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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