

# \$1,399,000 - 1206 Varsity Estates Road Nw, Calgary

MLS® #A2146308

**\$1,399,000**

4 Bedroom, 3.00 Bathroom, 2,750 sqft

Residential on 0.18 Acres

Varsity, Calgary, Alberta

Located in the highly desirable Varsity Estates, this renovated home is designed for family and entertaining! Located on a corner lot surrounded by beautiful, mature trees. Estate home offers over 4000 square feet of living space and has undergone an extensive renovation. Walk into the open concept kitchen featuring an expansive island with a quartz countertop that comfortably seats seven. The kitchen features state of the art appliances including a brand new six burner gas stove and a french door refrigerator with family hub to manage your family's calendars, play music or watch t.v. The kitchen features a coffee bar with beautiful walnut shelving to match the stunning walnut floors on the main floor. Off the kitchen you will find a spacious living room with gas fireplace and stone surround. Moving through the main floor, you'll discover the dining room with wet bar, SMEG dishwasher, and a free standing wine rack with a glass backdrop. Down a few stairs and enter a massive entertaining space with vaulted ceiling, beams, and fully surrounded by large windows. Use this room for family gatherings, movie nights, kids playroom, gym or as a games room. It must be seen to be appreciated! The primary suite features a large ensuite with a double vanity as well as a designer soaking tub. A washer and dryer is located on the upper level along with two bedrooms and a two piece bathroom. Room to add a custom tile shower if needed. Downstairs, you will find a large theatre room



with a projector and screen. The lower level comes complete with a large bedroom, four piece bathroom, flex room, sauna, and a second washer and dryer. The oversized, heated, double garage has plenty of built in cabinets, a raised tire storage rack, and epoxy flooring. Call your favourite realtor and book a showing!

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2146308    |
| Price          | \$1,399,000 |
| Sold Price     | \$1,250,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,750       |
| Acres          | 0.18        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1206 Varsity Estates Road Nw |
| Subdivision | Varsity                      |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3B2X2                       |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |

**Interior**

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sauna, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                                  |
| Fireplaces        | Basement, Brick Facing, Gas, Living Room, Mantle, Wood Burning                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                     |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Dock                   |
| Lot Description   | Corner Lot, Many Trees |
| Roof              | Asphalt Shingle        |
| Construction      | Brick                  |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | July 3rd, 2024    |
| Date Sold      | August 14th, 2024 |
| Days on Market | 42                |
| Zoning         | R-C1              |
| HOA Fees       | 0.00              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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