

# \$1,298,888 - 4228 Vauxhall Crescent Nw, Calgary

MLS® #A2164439

**\$1,298,888**

4 Bedroom, 4.00 Bathroom, 1,794 sqft

Residential on 0.13 Acres

Varsity, Calgary, Alberta

**\*\*CUSTOM LUXURY ESTATE** in Varsity ~ 14+ Ft High VAULTED CEILINGS ~ 4 BEDROOMS each with ITS OWN BATHROOM ~ REAR DOUBLE ATTACHED HEATED GARAGE w/MUDROOM and a **\*\*rare\*\*...SECRET ROOM**. Every couple of years a home with this many options comes to market in a community as sought after as varsity. Newly renovated, this luxurious home is the epitome of elegance! Drive up and you'll find a 1 of a kind property situated on a massive 52' x 110' lot with exquisite architecture, Hardie board and Acrylic Stucco siding, stone detailing, built-in lighting and aggregate concrete walkways and patio leading to the covered cedar entrance with double French doors. Inside is an open and airy floor plan with grand vaulted ceilings and loads of extra windows streaming in natural light. Herringbone wood pattern surrounds the linear fireplace creating a gorgeous focal point in the large living room. The gourmet kitchen perfectly combines style with function featuring a 5 foot wide FRIDGE/FREEZER COMBO, an 8-burner FORNO gas stove with double ovens, stone countertops, a huge island, designer backsplash, extended cabinetry, and a cleverly hidden walk-in MASIVE HIDDEN PANTRY w/countertops and cabinets for extra storage. Clear sightlines into the dining room encourage unobstructed conversations with family and guests. A fantastic mudroom with built-ins hides away jackets and shoes plus is equipped with hookups for a MAIN FLOOR



LAUNDRY area on top of the lower level laundry room. Retreat at the end of the day to the sanctuary of the primary bedroom with a wood feature wall and an opulent ensuite boasting dual sinks, a deep soaker tub, an oversized shower and a custom walk-in closet. A second spacious bedroom and another stylish bathroom are also on this level. Gather around the second fireplace flanked by built-ins in the finished basement and enjoy cozy movie nights. A separate area invites game nights or hobbies, then grab a snack and refill drinks at the stunning wet bar. Both bedrooms on this level have walk-in closets â€” one even has its own PRIVATE 4 PIECE ENSUITE and the other has easy access to the second full bathroom on this level making them ideal for older children and guests alike. A terrific laundry room with storage and a utility sink add to your convenience. A large fenced yard and expansive back deck encourage an easy indoor/outdoor lifestyle for summer barbeques or unwinding. The cherry on top of this exceptional designer home is the oversized, insulated double attached garage. Phenomenally located close to everything â€” schools, amenities, great restaurants, both Market and Northland Malls, U of C, the Bow River, the Childrenâ€™s Hospital and more!

Built in 1964

### **Essential Information**

MLS® #	A2164439
Price	\$1,298,888
Sold Price	\$1,275,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,794
Acres	0.13
Year Built	1964

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	4228 Vauxhall Crescent Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0H9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Insulated, Oversized

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Stone Counters, Low Flow Plumbing Fixtures, Wet Bar
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Gas Stove, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 20th, 2024
Date Sold	October 21st, 2024
Days on Market	31
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office            eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.