



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**18 Varsplain Place NW**  
**Calgary, Alberta**

**MLS # A2217734**



**\$2,825,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,505 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Level, Underground Sprinklers		

<b>Heating:</b>	In Floor, Heat Pump, Natural Gas, Radiant, See Remarks, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, ICFs (Insulated Concrete Forms), See Remarks	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	ICF Block, Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sauna, Smart Home, Storage, Sump Pump(s), Suspended Ceiling, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Heated outdoor shed		

Tucked away on a quiet cul-de-sac in one of Calgary's most desirable communities, this 4 bedroom, 4-bath 2023 custom-built luxury family home offers 5,400+ sq ft of refined functional living space. Built on a 9601 sq ft lot with a SE backyard surrounded by mature trees and winding pathways, this home is an architectural & structural masterpiece. From the stunning "sunroom" with massive windows, to the gorgeous chef's kitchen and spa-like primary suite, every inch of this elegant home blends comfort, sophistication, and smart design. Features include: grand 10' ceilings, radiant in-floor heating everywhere (including garage and storage areas), power Hunter Douglas blinds, Lutron smart lighting, and a sun-soaked backyard with magnificent covered lower and upper level decks. The main floor features a central living/dining/kitchen area, office, a flex-room affectionately referred to as the "sunroom", a mudroom with one of two laundry areas + a 2 piece powder room. The garage is oversized and heated, with epoxy floors, trench drain & hosebib with hot & cold water. Upstairs features two large bedrooms, a full bath, a second laundry room, and a luxurious primary suite with steam shower, custom closet area with massive windows & spectacular covered balcony with heated outdoor storage. The fully developed basement includes a recreation room with wet bar, full bath with dry sauna, guest bedroom, and an impressive oversized mechanical/control room, and dedicated storage. Built as a personal residence by a seasoned mechanical systems expert, this home goes beyond conventional standards & epitomizes the definition of quality. With insulated concrete form (ICF) walls, slab concrete floors on every level, 19 adjustable radiant heat zones, and commercial-grade structural integrity, it delivers unmatched durability,

soundproofing, air quality, and energy performance. This home is engineer-certified and crafted for minimal future maintenance and maximum peace of mind. Your family will love the picturesque, expansive pathway system as you walk to nearby University District & U of C. A short distance to Alberta Children's Hospital, Market Mall, and many nearby top-rated & specialty schools. Rarely does a home of this quality come to market—this is a must-see.