



GRASSROOTS
REALTY GROUP

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6 Varcourt Place NW
Calgary, Alberta

MLS # A2281564



\$779,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,363 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Front Drive, Parking Pad		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Level, Many Trees, No Neighbours Behind, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, Vaulted Ceiling(s), Wet Bar		

Inclusions: Hot tub, storage sheds in yard, 4 tv brackets + TV in master bedroom

An opportunity to own this lovingly maintained and updated bungalow located on a quiet, family friendly cul-de-sac in west Varsity Village - just steps to Bowmont Park. 2600+ developed sq feet to enjoy including 5 bedrooms and 2.5 baths. The main floor features a warm and inviting living/dining area with vaulted ceilings and wood burning fireplace located at the front of the house. At the back of the home is an updated kitchen with granite center island, stainless steel appliances and kitchen window overlooking the private, fully fenced yard. The family room is adjacent to the kitchen with patio doors accessing the back yard with an amazing deck and pergola, plus a hot tub. The yard is spacious with a newer 6' fence, two sheds, and a perimeter of mature trees. There are three bedrooms on the main floor including an updated 5 piece bathroom and a primary bedroom with a 2 piece ensuite bath. The basement features a TV area perfect for watching the game or family movie nights, and the built-in bar and games area will have everyone entertained. Two additional bedrooms with big windows are located in the basement as well as a full bathroom, laundry area and storage. Updates include Hardie board exterior siding, newer fence, deck & pergola, window replacement and kitchen reno approximately 10ish years ago, and roof 2013. There's a double wide parking pad out front and a large storage shed in the back to house anything that would have been kept in a garage. (Future garage potential constrained by City regulations). This quiet, family friendly cul-de-sac is close to top-rated and specialty schools like STEM Innovation Academy, Christine Meikle School, Marion Carson, FE Osborne Jr High, St Vincent de Paul, plus the U of C. Walk to gorgeous Bowmont Park, the River Valley & Market Mall. A short distance to Alberta Children's Hospital, Foothills Hospital, University District, LRT

and Silver Springs Golf Course.