



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4023 Varmoor Road NW
Calgary, Alberta

MLS # A2288799



\$949,900

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,886 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Gazebo, Many Trees, No Neighbours Behind, Private, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, No Smoking Home, Storage		

Inclusions: All Window Coverings, Garage Door Opener, 3 Camera Monitors (as is), Play Centre, Gazebo, Overhead Shelving in Garage, Storage Shed

BACK ON MARKET DUE TO FINANCING!! Bright & Sunny 4 bedroom, 4 bath family home with over 3000 SQFT of developed living space located in the prestigious neighbourhood of Varsity Village. Low maintenance vinyl plank & hardwood flooring, upgraded, oversized bright sunny windows, freshly painted walls & good-sized rooms throughout! The generous sized foyer makes it easy to welcome the whole family & conveniently leads you to a powder room + a main floor bedroom/den. The living/dining area features a huge, elegant space perfect for entertaining, with brick wood burning fireplace & sliding glass doors that open onto the new deck overlooking the huge 70' x 133', treed backyard. The kitchen has been updated with stainless steel appliances, new white backsplash, trendy countertops & freshly painted cabinet doors. The upstairs includes three oversized bedrooms with deep closets including a king size master bedroom with double closets, a three-piece ensuite & a feature wall made of repurposed wood from the property's original fence. The lower level boasts a wide-open family/games room with another wood burning fireplace & additional 3 piece bath. Lastly cozy up in the property's sunroom with, built-in bookshelves, glass windows & direct access to the yard - a perfect spot to watch your kids play in the oversized south facing backyard with covered deck & a built-in play structure. The property includes an attached garage, extra long & wide driveway for additional parking. The master planned inner-city neighbourhood is filled with a network of sheltered, quiet pathways leading to parks, perfect for dog owners or parents with children. This charming + spacious home is situated within walking distance to the University of Calgary, University District (with ice cream shop, theatre, & grocery store), Market Mall, The Brentwood LRT

Station, The Children's Hospital, The Foothills Hospital, schools such as Marion Carson Elementary (with mandarin immersion program), Varsity Acres French Immersion, F E Osborne Junior High School, STEM Innovation Academy High School (a school with a reputation for exceptionally high test scores and academic achievement), Sir Winston Churchill High School & many more, not to mention more shopping, large open green spaces, tennis courts, soccer fields & multiple playgrounds!! Move in condition!