



**12 Varsville Place NW
Calgary, Alberta**

MLS # A2296122



\$1,650,000

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|------------------|--|---------------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,297 sq.ft. | Age: | 1970 (56 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Cul-De-Sac, Gazebo, Landscaped, Treed | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Stone | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Recessed Lighting, Storage, Walk-In Closet(s) | | |

Inclusions: Reverse Osmosis Water Filtration System, Outdoor Gas Fireplace (back patio), Large Outdoor Concrete Planters (front patio), Wine Storage Shelving Unit, TV Wall Mount (living room), TV Wall Mount (basement), Pergola & Sun Shade

Located on a quiet cul-de-sac across from a park in prestigious Varsity Village, this immaculate two-storey home offers more than 3,500 sq. ft. of thoughtfully designed living space on a large, beautifully landscaped lot. Featuring 5 bedrooms on the upper level, 2.5 bathrooms, and an oversized double attached garage, this is a rare opportunity to own a meticulously updated property. The home makes an immediate impression with its slate front patio, oversized concrete planters, and refined curb appeal. Inside, a spacious entryway finished with honed slate sets the tone. The main floor blends functionality with timeless design, featuring hardwood flooring, expansive windows, and well-appointed living and dining spaces. The elegant dining room connects seamlessly to the custom-designed kitchen, with high-end stainless steel appliances including a Sub-Zero refrigerator, six-burner gas cooktop, and wall oven. Additional features include a reverse osmosis water filtration system, granite countertops, a large island with secondary sink and pantry storage with pull-out drawers. The family room is warm and inviting, anchored by a wood-burning fireplace with a stone facade and granite mantels, while sliding patio doors open directly to the backyard. A functional mudroom with three built-in storage cubbies, a two-piece powder room, and a striking glass-enclosed staircase complete the main level. Upstairs, hardwood flooring continues throughout all five bedrooms. The spacious primary retreat features custom built-in closet storage and a beautifully finished ensuite with an oversized glass shower. Four additional bedrooms and a well-appointed four-piece bathroom provide exceptional flexibility for families of all sizes. The fully developed basement adds even more versatility with a large recreation space offering room for a media area, home gym, and games

space. Additional features include air conditioning, two large egress windows, a laundry room with sink, extensive storage, and a dedicated wine cellar. The backyard is designed for both relaxation and entertaining, featuring a large stamped concrete patio, a contemporary gas fire pit, pergola with retractable sun/privacy shade, integrated lighting, BBQ gas line, mature trees, and a generous lawn area. Backing onto a walking pathway and open between neighbouring properties, the yard offers an exceptional sense of space and privacy. Additional upgrades include custom window coverings, central vacuum, updated exterior in 2010, roof replacement in 2012, updated electrical panel in 2015, updated windows and custom closet systems in all five bedrooms. Varsity Village is one of Calgary's most sought-after communities, known for its mature tree-lined streets, parks, pathways, and exceptional access to amenities. Minutes from Market Mall, the U of C, University District, Foothills & Alberta Children's Hospital, and the Bow River pathway system, the area also offers access to top-rated schools, Brentwood LRT Station, and commuter routes