



GRASSROOTS
REALTY GROUP

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123 Varsity Estates Grove NW
Calgary, Alberta

MLS # A2307398



\$1,149,900

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,302 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Garden, Irregular Lot, Landscaped, Lawn, Low Maintenance Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: shed, basement fridge and stove

Welcome to one of the top streets in Varsity Estates. This RARE 2 storey plan has the primary bedroom on the main floor and spans over 1,600 sq ft. Layout can easily act like a bungalow. The main floor is large with 2 family rooms with one have a gas fireplace + a separate dining room and a large kitchen with an island. The main floor has cherry hardwood throughout. French doors open off the kitchen open to a huge cedar deck that spans the width of the entire home. The ensuite was remodeled about 5 years ago with Legacy cabinets, quartz counter tops, a walk in shower and heated floors. The primary bedroom is spacious and has a walk in closet. There also is a 2 piece powder room and laundry on the main. The upper level has 2 large bedrooms that are perfect for children to grown in. Each has access to a balcony that overlooks the condo complex to the south. There is a 5 piece bathroom with 2 sinks! The lower level has a large bedroom (not legal egress window), A huge family room with a gas fireplace & a 3 piece bathroom. There also is a pool table/games room which is great for guests. A 2nd kitchen with fridge and stove. There is an attached oversized garage and a large shed on the east side. Home has been well maintained with updated Furnaces, water tank & AC unit. The roof is in great condition. The home is quick access to Silver Springs Golf course and a short drive to Market Mall. Come view this unique, attractive layout that is rare in The Estates!