



**GRASSROOTS**  
REALTY GROUP

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1206 Varsity Estates Road NW  
Calgary, Alberta

MLS # A2308007



**\$1,799,999**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,741 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, See Remarks, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sauna, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Wired for Sound

**Inclusions:** n/a

Located in the prestigious community of Varsity Estates, this beautifully renovated home is the perfect blend of modern elegance, family comfort, and luxury entertaining. Set on a corner lot surrounded by mature trees, the property offers over 4,100 sq. ft. of thoughtfully designed living space. At the heart of the home is an open-concept chef's kitchen featuring an oversized quartz island with seating for seven, a grand six-burner gas stove, and a smart French-door refrigerator with Family Hub—ideal for managing calendars, streaming music, or even watching TV. A stylish coffee bar with custom wine shelving adds both charm and function, complementing the home's sophisticated, modern design. The kitchen flows seamlessly into the inviting living room, anchored by a sleek gas fireplace. For special occasions, the eating nook offers a wet bar and a striking glass-backed wine display—perfect for hosting with style. Just a few steps down, a dramatic entertaining space awaits, showcasing vaulted ceilings with exposed beams and walls of windows. The home office is truly a showpiece — a custom-built glass-enclosed workspace that feels like something out of a design magazine. Framed in sleek black steel and surrounded by natural light, it offers a refined, private setting while still maintaining an open-concept feel. Whether used as a home office, studio, or creative space, it's a rare and highly desirable feature in today's market. Bright, spacious, and versatile, the room was designed to impress and adapt to any lifestyle—whether for large gatherings at the massive dining room. A floor-to-ceiling fireplace with modern tile surround serves as a striking focal point, the open layout of the great room provides plenty of room for comfortable living and entertaining. The primary suite that provides a true private

retreat, featuring a spa-inspired ensuite with a double vanity and a designer freestanding soaking tub. A custom walk-in closet, complete with built-in organization and stacked washer/dryer, ensures both convenience and luxury. Two additional bedrooms, a four-piece bath, and a spacious powder room complete the upper level. The lower levels expand the living experience even further, offering a full theatre room with projector and screen, a large guest bedroom with four-piece bath, a fitness/exercise space, a relaxing sauna, and a second laundry area. Rounding out this exceptional home is the mudroom complete with built-in's, oversized, double garage—fully outfitted with built-in cabinetry, a raised tire storage rack, and durable epoxy flooring. This is more than a home—it's a lifestyle. Book your private showing today and experience Varsity Estates living at its finest.