



**5028 Vanstone Crescent NW  
Calgary, Alberta**

**MLS # A2312530**

**\$1,575,000**



<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,087 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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, Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete, Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Double Vanity, Kitchen Island, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** NA

5028 Vanstone Crescent NW is a truly cherished family home in the heart of Varsity, one of Calgary's most beloved communities. Some homes are simply lived in. This one has been loved. Offering over 4,500 sq ft of beautifully finished living space on a generous 7,100 sq ft lot, this 5-bedroom home tells the story of a family who took pride in every corner, upgrading, refining, and caring for it with intention over three decades. The heart of the home is a stunning open-concept kitchen, completely renovated in 2010 and anchored by a granite island with Wolf appliances. Hardwood floors run warmly throughout all levels, with the upper floor updated in 2022 to match the main. Two gas fireplaces, one in the family room and one in the fully developed basement, invite you to slow down and settle in. Both the primary ensuite and the upper-floor bathroom were fully renovated in 2019, the latter featuring in-floor radiant heat. The basement is an entertainer's dream with a custom wet bar with quartz countertop, full bathroom, and a built-in entertainment system with in-wall and in-ceiling speakers. The major systems have all been thoughtfully addressed: both furnaces replaced and central A/C added (2016), upper-floor tankless hot water system, water softener (2017), and a Class 4 impact-rated Malarkey Legacy roof (2016). The exterior was re-clad in James Hardie board siding with new eaves and soffits in 2023. The double attached garage was purpose-built in 2003, featuring insulated walls, a 7-foot door and attic storage. From the Pella windows to the composite deck to the carefully tended paving stone walkway, this home has been given everything it needed, year after year. Now it's ready to be loved by its next family.