



**5032 Vanstone Crescent NW  
Calgary, Alberta**

**MLS # A2318910**



**\$815,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,179 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Asphalt, Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** Upper shelving in garage, all wall hooks, curtain rods, small shelves in garage (2), electric fireplace, Edison bulbs in backyard, sheds (2), hose reels (2)

**\*\* OPEN HOUSE SATURDAY, JUNE 20, 11:00 AM - 1:00 PM \*\*** 5032 Vanstone Crescent NW is a beautifully maintained home offering over 1,600 sq. ft. of modern living space on a revered street in Varsity. The incredible location speaks for itself as you drive along this pristine crescent, located just steps from Ravine Park. The bright, open-concept main floor greets you with solid hardwood flooring, a stylishly refreshed brick fireplace, fresh paint & trim, new light fixtures, and modern hardware throughout. The main floor boasts a bright, open-concept layout. The spacious kitchen features an extra-large island and stainless steel appliances, including a gas range. The hardwood flooring continues upstairs, where you will find three generous bedrooms. The primary suite features its own private ensuite, while the two additional bedrooms share a spacious 4-piece bath. The first level below grade offers a bright family room with deep windows, making it the ultimate space for a home office, gym, movie nights, or a children's play area. The unfinished basement houses the laundry and offers ample storage and thoughtful mechanical updates including a brand-new furnace (2025), a newer hot water tank (2017). The backyard is fully enclosed by a 6-foot fence and features a beautiful walk-through wood trellis. Edison string lights overhead on the concrete patio combined with greenery and a gas BBQ line create an idyllic combination for enjoying warm summer nights. The deep 120 ft. lot is framed by lovely mature trees and includes two handy storage sheds. Car enthusiasts and hobbyists will appreciate the oversized 23' x 23' insulated and gas-heated garage, while a rare back driveway off the paved alley provides additional parking. Enjoy direct access to the green space of Varsity Ravine Park, the Varsity

Off-Leash Area, and Ravine Park Playground, all connecting to the Silver Springs Golf & Country Club and endless walking or cycling paths. You are also just minutes away from the University of Calgary, Market Mall, the Foothills and Children's Hospitals, and all levels of highly regarded schools. With quick access to major roadways, your daily commute downtown or your weekend escape to the mountains is yours for the taking.