



5011 Viceroy Drive NW
Calgary, Alberta

MLS # A2318914



\$1,450,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,699 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Recessed Lighting		
Inclusions:	N/A		

Welcome to this beautifully updated family home in the heart of Varsity, one of Calgary's most established and sought-after communities. Offering over 2,700 sq. ft. of fully developed living space, this exceptional residence combines timeless charm with thoughtful modern updates in an unbeatable location. Featuring 4 bedrooms, 3 bathrooms, and an oversized double garage, this home has been designed with both everyday family living and entertaining in mind. From the moment you arrive, you'll appreciate the pride of ownership and extensive updates completed throughout the home, including a stunning gourmet kitchen and beautifully renovated main bathroom. The heart of the home is the chef-inspired kitchen, thoughtfully designed with premium finishes, ample cabinetry, generous workspace, and an ideal layout for gathering with family and friends. Spacious and inviting principal rooms provide plenty of room for both relaxation and entertaining, while large windows fill the home with natural light throughout. The fully developed lower level provides incredible flexibility with additional living space ideal for a recreation room, media area, home gym, office, or guest accommodations. Step outside and discover one of this home's most impressive features—a large, private backyard backing directly onto an expansive off-leash green space. Whether you have children, pets, or simply appreciate privacy and nature, this setting is truly special. Enjoy warm summer evenings on the west-facing deck as you take in breathtaking sunsets, while the east-facing front balcony offers the perfect place to start your day watching the sunrise with a morning coffee. Perfectly positioned in the highly coveted community of Varsity, this home offers exceptional access to some of Calgary's most desirable amenities. Located just minutes from the Foothills Medical Centre, University of

Calgary, Southern Alberta Institute of Technology, and the prestigious Silver Springs Golf & Country Club, this location is ideal for professionals, academics, and families alike. Outdoor enthusiasts will also love the close proximity to Bowmont Park, extensive pathway systems, and the natural beauty of nearby parks and green spaces. With top-rated schools, shopping, transit, recreation facilities, and easy access to major routes, this is a rare opportunity to own a beautifully updated home on a premium lot in one of Calgary's most enduring and family-friendly neighbourhoods.