



**22 Varsity Estates Close NW
Calgary, Alberta**

MLS # A2325622



\$999,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,506 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Level, No Back Lane, No Neighbours Behind,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Alarm Equipment, Pool Table		

Value Alert in Varsity Estates! This immaculately maintained five-bedroom brick bungalow offers an abundance of tastefully developed living space for your family. It is ideally located on a quiet cul-de-sac with a private, fenced NE backing 12,000 sq. ft. pie-shaped lot lined with large trees. With no steps on the main level it offers easy one-floor living and features vaulted ceilings, Brazilian hardwood floors, and new triple-pane windows and exterior doors (2022). Pride of ownership is evident both inside and out. The large foyer opens into an elegant living and dining room with lovely high ceilings. A bright, functional kitchen at the back of home features updated countertops, stainless steel appliances and a sunny breakfast nook. Step out onto the spacious deck overlooking the huge private backyard (with irrigation) - perfect for families. Also located off the kitchen is a dedicated family room with cozy gas fireplace. The generous primary suite boasts a large walk-in closet with custom built-ins and organizers plus a luxurious 5-piece ensuite with jetted tub and handy power blind for the window above it. Two additional main-floor bedrooms (or a home office - currently with French doors), a large laundry room with sink and storage, and direct access to the double attached garage complete the main level. The fully finished basement offers a huge recreation room with endless possibilities, two more large bedrooms, a 4-piece bathroom, and a bright utility room with abundant storage. Meticulously cared for, this home has seen major upgrades, including Poly-B plumbing replacement (2021), triple-pane windows and exterior doors (2022), and two high-efficiency furnaces with a tankless hot water system (2025). Ideally located near top-rated schools, Dalhousie LRT and shopping, Bowmont Park (off-leash dog parks and river pathways), Market Mall, University District, the University of

Calgary, Foothills Medical Centre, Alberta Children's Hospital, and Silver Springs Golf & Country Club. A superb offering in an outstanding community at a desirable price.