



GRASSROOTS
REALTY GROUP

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240 Varsity Estates Terrace NW
Calgary, Alberta

MLS # A2328479



\$1,000,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,928 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub		
Inclusions:	Pool Table & Shuffleboard		

**** BEAUTIFUL Walkout Bungalow** - on a very quiet cul-de-sac location in this highly sought out community of Varsity Estates. Walking distance to community parks, hiking paths, community shopping and LRT. Short distance to U of C, major shopping malls and great access to several major traffic arteries. **** This is a truly special home** with meticulous landscaping and a gorgeous PRIVATE well treed SW backyard. **** Very bright, open functional plan** with a spacious sunken living room and formal dining room off the kitchen. The kitchen & breakfast nook is very bright and airy - with a centre island, loads of cabinets featuring quartz counter tops, there is also a large corner pantry and a full complement of quality/ upgraded appliances. The spacious eating nook has a patio door leading to a very large sunny south exposed deck - that overlooks this very well treed / private backyard. **** This also leads to a cozy family room** with custom paneling and a brick faced fireplace. **88 Back to the front entry** we have a good-sized den/office with custom paneling a built-in bookshelf. **** From here we go down the hall** which leads to the spacious back entry / laundry room with a laundry sink and access to the double insulated attached garage. **** This then leads to the very large bright "primary bedroom"** featuring a large walk-in closet and a dream ensuite with a terrific walk-in shower, double vanity with beautiful, raised vessel sinks -and- a terrific makeup counter with added custom shelves and storage. **** The second bedroom is also a good size** with a walk-in closet. The main bathroom has been beautifully upgraded featuring a deep contoured soaker sink, perfect for the slow enjoyable soaks. **** DOWNSTAIRS** has been fully developed and features a cozy family room with fireplace, a hot tub overlooking the backyard and a patio door opening onto a covered patio area and access to the gorgeous

sunny south exposed backyard. ** The third bedroom is a huge with a walk-in closet. The fourth bedroom is also a great size with ample closet space. Plus, a nice 4-piece bathroom. ** WOW - then comes this massive entertainment / recreation room featuring custom shelving & bookcases, a custom wet bar with built-ins, beautiful perimeter wainscoting -- TRULY -- a great area to enjoy your family and friends. ** FEATURES include - vaulted ceilings, gleaming hardwood floors, TWO fireplaces and so much more! ** A RARE FIND -- on a very quiet location. ** Don't miss out - CALL your favorite REALTOR