



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

24, 1815 Varsity Estates Drive NW
Calgary, Alberta

MLS # A2332654



\$799,000

Division:	Varsity		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 732
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d19
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

BEAUTIFULLY UPDATED ON ALL 3 LEVELS | DOUBLE ATTACHED GARAGE | PRIVATE GREENBELT SETTING | RESORT-STYLE AMENITIES. Modern design meets everyday function in this extensively renovated 4 bedroom townhouse nestled within one of Varsity's most prestigious complexes, where residents enjoy exceptional amenities including a clubhouse, indoor pool, hot tub, fitness centre, pickleball and tennis courts, a party room and ample visitor parking. A welcoming front patio sets the stage for peaceful morning coffees and friendly conversations with neighbours before you head inside. Luxury vinyl plank flooring, a timeless neutral colour palette and updated lighting carry throughout the home, creating a bright, cohesive atmosphere. Gather around the striking stone-surround fireplace in the spacious living room while oversized windows fill the space with natural light. Share everything from casual breakfasts to holiday dinners in the dining area, where patio doors create an effortless connection to the backyard. Preparing meals becomes a pleasure in the stunning new kitchen showcasing quartz countertops, full-height cabinetry, new stainless steel appliances and a peninsula breakfast bar that encourages conversation while you cook. Completing this level is a convenient powder room. Upstairs, the same stylish flooring continues throughout with no carpet anywhere in the home. Spend movie nights or quiet evenings together in the versatile bonus room before retreating to the spacious primary bedroom featuring a custom walk-through closet that leads to a beautifully renovated ensuite with dual sinks, a deep soaker tub and a multi-head shower. Morning sunshine and tranquil greenbelt views await from the private balcony just off the primary bedroom. Two additional bedrooms, a full bathroom and conveniently located upper laundry complete the

upper level. Entertain with ease in the fully finished basement where a modern wet bar with a dishwasher makes drinks and snack refills simple without carrying dishes upstairs. Flexible open space easily adapts to a home office, gym, games area or children's play space while a 4th bedroom and stylish 3-piece bathroom create comfortable accommodation for guests or older family members. Barbecues, outdoor dining and quiet evenings fit naturally on the rear deck surrounded by mature trees. Beyond the deck, the private fenced yard backs onto a peaceful greenbelt and walking path with the community tennis courts just beyond, creating a wonderful balance of privacy and recreation. Scenic pathways weave throughout the area with mountain views, mature green spaces and playgrounds nearby, while the complex itself backs onto the prestigious Silver Springs Golf & Country Club. Excellent schools, shopping, major routes and countless everyday amenities are all close at hand, making this an outstanding opportunity to enjoy the very best of Varsity living. HOUSE IS VIRTUALLY STAGED.