



GRASSROOTS
REALTY GROUP

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220 Varsity Estates Terrace NW
Calgary, Alberta

MLS # A2341641



\$1,429,900

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,672 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Pie Shaped Lot, Treed, Un		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: Drapes and rods, shed, alarm not monitored, ring doorbell and camera, fountain pumps (accessories), stools

Intentionally hand picked and built at the end of a quiet, tree-lined cul-de-sac in the highly desirable community of Varsity, this exceptional two-story home offers a classic craftsmanship, modern updates and unmatched pride of ownership. Lovingly maintained by its original owners, every corner of this property reflects meticulous care and thoughtful preservation. Stepping through the front door to tile warmed by in-floor heat, you are greeted by a grand curved staircase, high vaulted ceilings that elevate the spacious front family room with warmth and airiness. The main floor flows effortlessly into a formal dining area, a second cozy family room, and a beautifully updated kitchen featuring premium oak cabinetry, quality appliances, and abundant counter space. Complete with main-floor laundry and updated windows throughout, the home balances everyday practical convenience with effortless entertaining space. Upstairs, three spacious, light-filled bedrooms provide a peaceful retreat for the family, complemented by well-appointed bath facilities. The primary suite captures the south facing views and enormous yard. With his and hers closets and updated spa like ensuite, spending time here comes easy. The fully finished walk-out lower level seamlessly expands the home's functional living area, offering a bright, versatile space ideal for a media room, home gym, or guest retreat. A fourth bedroom, 3 piece bathroom, tons of storage including a cold storage room that vents outside. Stepping through the walk-out doors reveals a gardener's dream: a massive, sun-drenched, south-facing pie lot framed by mature trees for ultimate backyard privacy. This expansive sanctuary captures natural light from morning until evening, featuring lush landscaping and endless space for outdoor dining, cultivation, and relaxation. Paired with an attached garage and extra long driveway for convenient

parking and additional storage, this rare gem combines timeless quality with an idyllic outdoor lifestyle. Beyond the property line, Varsity consistently ranks among Calgary's most sought-after northwest communities due to its unbeatable location and established charm. Perfectly positioned for families, professionals, and healthcare workers, the neighborhood is minutes from the University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital. Daily errands and leisure are effortless with Market Mall just around the corner, alongside an array of local boutique shops and cafes. Excellent educational options abound with top-tier Public, Catholic, and French Immersion schools nearby. Commuting is a breeze thanks to quick transit options at the nearby Dalhousie LRT station and swift road access via Crowchild Trail. Outdoor enthusiasts will appreciate the direct access to expansive green spaces, the Silver Springs Golf & Country Club, and extensive pathway networks just steps from this home and leading straight to the scenic Bow River Valley and Bowmont Park.