



GRASSROOTS
REALTY GROUP

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40 Vandoos Villas NW
Calgary, Alberta

MLS # A2342348



\$599,000

Division:	Varsity		
Type:	Residential/Four Plex		
Style:	Bungalow-Villa		
Size:	1,116 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, No Back Lane		

Heating:	Floor Furnace, Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 464
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: -

"Immaculate" these were the recent words of our latest showings at Today's one time RSVP Open House. Sorry if you missed it but we are waiting for you!! This is a Plus 55+ Villa Complex. So come check out Pride of Ownership! This is one fine home lovingly cared for with many many upgrades to be observed throughout. Located right across for the "HUB" -Club House, nicely appointed up and down. One of the rare villas with a quiet South back yards onto a green space. Here is an opportunity to enjoy a fully updated single level living experience in one of Northwest premier 55+ adult communities. As you walk in the enlighten foyer you will notice the central hallway with access to the attached garage to the right, a staircase leading downward to a finished basement (with a Bedroom, Recreation area, Utility room, a totally new Bathroom with heated flooring, new expensive vinyl flooring that appears to be the real thing and lots of storage space both in a finished and unfinished rooms.) To the left from the main entrance foyer is the large living area flowing through the Dining Area into the Kitchen. Mainfloor Laundry with LG appliances tucked away in a closet. The main level is warm and inviting with maple hardwood flooring throughout, white trims and a modern kitchen with excellent KitchenAid appliances, Island and pantry with custom doors. Offering an access to a private and very large deck with retractable awning, all overlooking the southern treed green space. In a hallway left of the kitchen is access to the 2nd bedroom or den and next to the master Bedroom. These villas are a Short walk to the LRT train station and to Dalhousie Station for Shopping. This is a very popular complex that tends to sell quickly to many of the local resident's who wish to rightsize and relocate in their favorite neighborhood. Finding villas that have been totally updated without having to go through all the

construction is always a chore and the Varsity Horizon Village only has a small handful that comes on to the market every year in this very mature setting. The Utility area offers a large amount of storage a Mid Efficient furnace and Hot water tank and combination of copper and a little pex plumbing lines. The garage is insulated but not heated. Since this is an inside unit with neighbors' on both sides heating bills are very reasonable. The complex has been well looked after, with newer decks installed a few at a time over the last few years, also windows replaced and exterior doors.