



GRASSROOTS
REALTY GROUP

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3 Varsity Ridge Terrace NW Calgary, Alberta

MLS # A2345593



\$1,575,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,487 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Standard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

Rarely does a home that perfectly blends timeless elegance with modern luxury come to market. Nestled in the highly sought-after community of Varsity Estates on a large corner lot surrounded by mature trees, this extraordinary residence was completely taken down to the studs and meticulously transformed into a true masterpiece. From the moment you arrive, the stunning curb appeal leaves a lasting impression. Showcasing a unique modern Victorian-inspired exterior, the home features elegant cream stucco paired with brick detailing and bold black accents, all complemented by an exposed concrete driveway leading to the double attached garage. Inside, soaring vaulted ceilings, a breathtaking central staircase, custom stained railings, and a striking modern chandelier immediately command attention, creating an unforgettable first impression. The grand foyer is further elevated by a thoughtfully designed mudroom with extensive custom storage and beautiful tilework. The spacious living room offers warmth and sophistication with an elegant fireplace, while the main floor is flooded with natural light and exceptional quietness thanks to triple-pane European tilt-and-turn windows throughout. Designed with entertaining in mind, the chef-inspired kitchen is truly the heart of the home, featuring stunning real oak cabinetry, a massive 14-foot island, gorgeous lighting and fully paneled high-end appliances. Adjacent to the kitchen, the dining area is enhanced by a custom coffee bar and oversized windows overlooking the backyard, seamlessly connecting indoor and outdoor living with direct access to the deck. A second expansive family room with custom built-ins and additional oversized windows continues the home's impressive main floor layout. Completing this level is a spacious laundry and mudroom area, a sophisticated 2-piece

powder room, and a stunning glass-enclosed office/den. Upstairs, the luxurious primary retreat offers a custom walk-in closet and a spa-inspired 5-piece ensuite featuring dual vanities, heated floors, a freestanding soaker tub, a large custom shower, and abundant natural light. Two additional bedrooms and a beautifully finished shared 4-piece bathroom complete the upper level. The fully developed lower level is an entertainer's dream, highlighted by an expansive recreation room with a custom entertainment feature wall, electric fireplace, wet bar, and games area. A fully customized glass-enclosed fitness room creates the ultimate at-home gym experience. This level also includes two spacious bedrooms — one with an oversized walk-in closet — and an additional 4-piece bathroom. The double attached garage is fully finished with epoxy flooring, a brand-new overhead door, and new garage motor. No detail was overlooked in this extensive renovation. An exceptional opportunity offering luxury, functionality, location, and incredible value — this is a home that must be experienced in person.