



GRASSROOTS
REALTY GROUP

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5011 Viceroy Drive NW
Calgary, Alberta

MLS # A2347823



\$1,248,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,666 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Faces Front, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Recessed Lighting		
Inclusions:	Ceiling Fans		

Very Rare west backing Varsity Ravine location! This lovely family home has been thoughtfully expanded from its original size and now has a large front entry, a beautiful and open living/dining/kitchen, and expanded bedrooms. Fully renovated, this is a great home! Arranged with 3 large bedrooms up and all with patio doors to outside decks adding to the brightness of the rooms and their utility. The primary bedroom has a 3pc ensuite and the 2nd and 3rd rooms share a generous main bath. The lower level is a comfortable space and provides a family room, an office or hobby room, a 4th bedroom, 3pc bath, ample storage, and access to an oversized attached 2 car garage. The Varsity Ravine is a beloved jewel. It is a meeting place of neighbours and a beautiful walk (also sledding and skating) through all seasons. A great opportunity!