

\$1,180,000 - 1036 Varsity Estates Drive Nw, Calgary

MLS® #A2199109

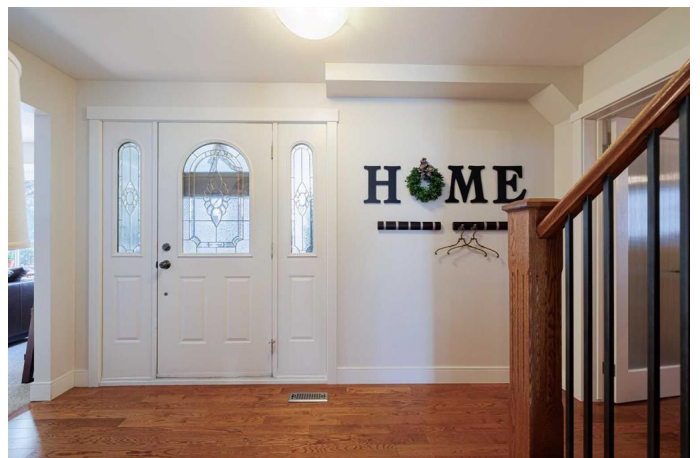
\$1,180,000

4 Bedroom, 3.00 Bathroom, 2,508 sqft

Residential on 0.18 Acres

Varsity, Calgary, Alberta

This stunning luxury home in the prestigious community of Varsity Estates offers an exquisite blend of modern elegance and timeless design. Tastefully renovated with quality and craftsmanship, this four-bedroom up residence provides an exceptional living experience with spacious interiors, upscale finishes, a prime location near parks, top-rated schools, & the Silver Springs Golf & Country Club. Set on a beautifully landscaped lot, this home boasts impressive curb appeal with a grand façade, mature trees, & a welcoming front entrance. The oversized driveway & attached garage provide ample parking, while cobble stone pathways lead to a meticulously designed backyard oasis—perfect for relaxation & entertaining. Step inside to discover a thoughtfully designed open-concept main floor featuring an inviting entrance, a private VIP room, immaculate hardwood flooring, a variety of ceiling heights, & an abundance of natural light. The gourmet kitchen is a chef’s dream, with tons of natural light from the enlarged windows and sky lights, a full complement of appliances, custom cabinetry, a cute appliance garage, granite countertops, a large central island, an adjacent dining room & intimate breakfast nook capturing the back yard & patio area. The adjoining sunken family room is ideal for both everyday living and entertaining, with a stunning gas fireplace, titled feature wall, and oversized windows overlooking the serene backyard. What’s behind the swinging



door! A large mud room, laundry room, a flex space with storage galore, the option for a hobby room or a separate space providing the perfect work-from-home setup. The second floor offers four generously sized bedrooms, including a luxurious primary suite. This private retreat features a spa-inspired ensuite quaint vanity, a walk-in glass shower, built-ins & heated floors. Three additional bedrooms are perfect for family members or guests, all sharing a beautifully updated full bathroom with modern fixtures and ample space. The fully developed basement is designed for entertainment & relaxation, featuring a large recreation room, a 5th bedroom & amazing storage. The backyard is a true highlight, offering a private, landscaped retreat filled with beautiful large trees, cobble stone patio sidewalk and retreat area perfecting your outdoor living space. It's ideal for those summer evenings. This home provides a peaceful setting while being just minutes from shopping, restaurants, cafes, golf course, schools, C-Train, market mall & the University of Calgary. With its prime location, stunning renovations, and luxurious design, this Varsity Estates home is a rare opportunity to own a modern masterpiece in one of Calgary's most sought-after neighborhoods.

Important dates: Kitchen addition and crawl space in 1984, majority of Reno's 2012, Roof 2013, Furnace 2013, Flooring 2012, Heated floor in ensuite, majority of Windows replaced 2012, Hot water tank 2023, additional Washer hook up in bsmt.

Built in 1975

Essential Information

MLS® #	A2199109
Price	\$1,180,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,508
Acres	0.18
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1036 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3B2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Landscaped, Level, Rectangular Lot, Lawn, Treed
Roof	Asphalt Shingle
Construction	Brick, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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