

120 Vantage Bay NW  
Calgary, Alberta

MLS # A2216577

**\$889,900**

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,472 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Pie Shaped Lot, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Sauna, Separate Entrance, Storage, Vinyl Windows, Wet Bar		
Inclusions:	shelving units in the home		

Welcome home to this lovingly maintained 1471 square foot one-owner bungalow. Located in the sought-after neighborhood of Varsity this 3+1 bedroom, 2 1/2 bath home offers a spacious and functional floor plan. The design features a main floor family room with wood wood-burning fireplace and two door access to your backyard deck. Kitchen with eating area, L-shaped living room/dining room combination, large foyer entrance, 3 spacious bedrooms with 2 piece ensuite, and a remodelled 4-piece bathroom round out the main floor design. The basement is fully developed with a wet bar and a huge recreation room with another wood-burning fireplace - a great place to cozy up to in the winter months. Did anyone say sauna? Yup, there is one. Located in the 3-piece bath for those who want to enjoy the sauna - one of the finer things in life. There is a bedroom, an office, and a large utility room with lots of storage. Utility room features a water softener, washer & dryer, a 5' freezer, a high efficiency furnace, and a new hot water tank replaced last year. This home is located on a very large pie-shaped lot measuring about .17 acres. Lots of room to entertain or for the kids to play, quiet location. Enjoy the large deck with natural gas hookup and a gas fire pit for those special social occasions. Large oversized garage(24' x 24'), perfect for two full-sized vehicles, and the main door has been replaced. Roof shingles are 6 years old, and the windows were updated in 2011 in the home. Minutes to the University of Calgary, the Children's Hospital, Dalhousie LRT station, and the Silver Springs Golf course. You can walk to Market Mall, or walk your children to the nearby St. Vincent de Paul Elementary School, or go for a walk on the nearby pathways. DON'T miss out & reach out to your favourite Realtor to view or come to either of the "open houses" on Saturday,

May 3rd, or Sunday, May 4th from 2:00 pm to 4:30 pm. Come on by, see you then!