18 Varsity Estates Park NW Calgary, Alberta

MLS # A2243682

\$679,000

Varsity		
Residential/Four	Plex	
2 Storey Split		
1,793 sq.ft.	Age:	1998 (27 yrs old)
3	Baths:	2 full / 1 half
Double Garage	Attached, Gara	ge Door Opener, Insulated
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Backs on to Par	k/Green Space	, Corner Lot, Cul-De-Sac, Interior Lot
	1,793 sq.ft. 3 Double Garage	1,793 sq.ft. Age: 3 Baths: Double Garage Attached, Gara

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: \$ 625 Asphalt **Basement:** LLD: Partial **Exterior:** Zoning: Brick, Cement Fiber Board M-CG d30 Foundation: **Poured Concrete Utilities:**

Features: Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: None

Elegant Varsity residence showcasing high ceilings and an abundance of natural light. Enjoy the impeccably designed open concept living with a spacious living room that offers refinished hardwood floors, a three-sided fireplace and fresh paint throughout. The dining room offers plenty of space for gatherings. This well-appointed kitchen offers white kitchen cabinets, stainless steel appliances, working island and a charming sunroom. The upper level features a spacious primary suite, a second bedroom, and a stylish Jack & Jill bathroom, along with a convenient top-floor laundry room. The walk out level has a sophisticated family room with a second fireplace and French doors. Go down a few more stairs to the second family room, office or fitness room. There is also a third bedroom and a 3Pcs bathroom for your guests. The lower level has underfloor heating as does the double attached garage and sunroom. This home also features central air conditioning and a built-in vacuum system. Ideally located near amenities such as the LRT, University of Calgary, Children's and Foothills hospitals, shopping and golf course. Seize this exceptional opportunity – schedule your viewing today!