

620 Varsity Estates Crescent NW
Calgary, Alberta

MLS # A2260481

\$3,250,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,032 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, He		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Brush, City Lot, Few Trees, Front Yard, Fruit		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Post & Beam	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this stunning custom built residence in the prestigious community of Varsity Estates, perfectly situated backing onto the Golf Course. This exceptional home offers breathtaking views of the Golf course from the Master suite, Bonus Room, Guest bedroom, Dining Area, Family Room, Kitchen and your backyard-an entertainer's dream settings with serene surroundings. Featuring 4 Spacious bedrooms, 5.5 luxurious Bathrooms, a Private Office, Gym and a dedicated theatre room, This home blends Comfort, Function and Elegance. Every detail has been thoughtfully designed with premium upgrades including heated washrooms floors, 200 amps of electrical service and EV charging station ready heated TRIPLE GARAGE with epoxy coated flooring. Enjoy the rare combination of Privacy and Exclusivity in one of Calgary's most sought after neighborhood. Whether it's watching the sunrise over the course from your kitchen or hosting guests in style, this home offers an unparalleled lifestyle opportunity in VARSITY ESTATES.