

## 655 Varsity Estates Crescent NW Calgary, Alberta

MLS # A2181129



# \$2,198,000

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,326 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

**Inclusions:** Refrigerator (in Pantry), Beer Fridge (Dining Room), Wine Fridge (Dining Room), Beverage Fridge (Basement), Dishwasher (Basement)

This absolutely stunning Bungalow in Varsity Estates is a rare opportunity for discerning buyers looking to downsize in sophistication. Fully re-imagined, with meticulous attention to detail, this home epitomizes modern living without sacrificing space or style. The thoughtfully crafted details throughout make this home ideal for those who appreciate unparalleled craftsmanship and a refined aesthetic, without having to endure the process of a custom build/renovation. At the heart of this bespoke home is a connected and expansive great room, serving as a tranquil space for everyday living as well as entertaining. The gourmet kitchen is a true centerpiece to the home, featuring a spectacular central island that invites family and friends to gather. With top-of-the-line Wolf gas cooktop, sleek custom cabinetry, and luxurious quartz countertops, this kitchen is as functional as it is beautiful. An inspired designed butler's pantry adds additional storage and functionality, while the custom entertaining hutch with matching beer/wine fridges, ensures you are always prepared to host. The seamless connection of the Great Room creates a warm and welcoming environment, enhanced by the south exposure and contemporary gas fireplace and built-in storage. There is roughed-in CAT6 wiring for future 'Smart Home' functionality, power blind capability, security keypad rough-ins, and various conduit access points, making it easy to enjoy modern technology. An abundance of custom cabinetry ensures that every essential has its place, creating clutter-free + serene living spaces. The primary suite is a spacious yet intimate retreat, with lovely leafy views, a well-appointed en suite, and WIC with built-in storage. The layout of the home has been customized for true 'single-level living,' with a second bedroom/den, an additional bathroom, + convenient main

floor laundry. The stylish mudroom provides a perfect transition area for coming and going. Descending to the completely redesigned lower level, you will find two bright and airy bedrooms, each with its own WIC and a large bathroom, ensuring that your guests will be comfortable. The central recreation space is designed for fun and relaxation, featuring rough-ins for a built-in 7.2 surround sound home theatre system (7 speakers + 2 Subwoofers) and CAT6 wiring for seamless connectivity. Maintenance-free Hardie Board exterior showcases a timeless style that harmonizes with the beauty of this peaceful street. Enjoy the summer months on the tiered + private back deck, perfect for outdoor gatherings or quiet reflection. The brand new 2.5-car garage is designed to last with an extra thick concrete pad, extra rebar and perimeter foam board, and a conduit from the mechanical room for future data needs. Situated in an exclusive northwest location, this home is a short drive to the countless amenities, LRT and major routes. This is a rare opportunity to own a beautifully custom-designed home in a coveted estate community. Book your viewing today!