

804 Varsity Estates Place NW
Calgary, Alberta
MLS # A2270083

\$1,225,000

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,262 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: hot tub and accessories

WELCOME to this updated four-level split home in one of Calgary's most sought-after neighbourhoods! Sitting on a huge lot, surrounded by mature trees, with gorgeous partial views of the golf course, this place feels like your own private oasis. Whether you're a family looking to settle into an exclusive community or someone dreaming of building your perfect custom home, this property offers incredible potential. About 15 years ago, the home got a fantastic renovation — the open floor plan creates a huge, functional great room, perfect for family gatherings or entertaining friends. The spacious kitchen is truly the heart of the home, featuring a massive island (that seats six comfortably), a gas cooktop, wall oven, and plenty of counter space and storage. It's an entertainer's dream! The kitchen flows seamlessly into the dining and living areas, a perfect arrangement for daily life and special occasions. Downstairs, you'll find a bright and welcoming family room with tranquil views onto the green space outside, a cozy gas fireplace, and built-in shelving — the perfect spot for unwinding with the family. The entrance to the double attached garage, a laundry room, and a fourth bedroom are all conveniently placed on this level. Upstairs are three well-sized bedrooms and two bathrooms, including the primary suite with custom built-in storage and a private 3-piece ensuite— ideal for winding down after a busy day. The fourth level is fully finished with a spacious recreation room and fifth bedroom, offering plenty of space for hobbies, guests, or future plans. Living in Varsity Estates means you're surrounded by nature and the beautiful Silver Springs Golf and Country Club. Plus, you're just minutes from a wide range of amenities, including Market Mall, the LRT, and some of top-rated schools. This is a

wonderful chance for families to join a vibrant, friendly community or for those dreaming of building their perfect home in a prime setting. Don't wait—reach out today or have your Realtor schedule your private tour. This unique opportunity won't last long!