



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

**1116 Varsity Estates Drive NW
Calgary, Alberta**

MLS # A2174476



\$2,390,000

Division:	Varsity		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,198 sq.ft.	Age:	1975 (49 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: 2 Wine Fridges

Welcome home to Varsity Estates! Presenting a beautifully designed family home crafted by Maxime Chin Interior Design and built by Platinum Builders, this residence offers timeless elegance with warm, high-quality finishes. The open-concept layout seamlessly connects the living room, dining area, and custom kitchen, featuring an 11-foot Vicostone honed waterfall quartz island, a built-in panelled Sub-Zero fridge, and a Wolf gas range oven. Rift-cut white oak millwork and ash hardwood flooring are complemented by warm mahogany brown accents and soft, flowing curves, creating a unique ambiance that feels both contemporary and timeless. Every aspect of this house, from the French brass and matte black hardware to the curated collection of lighting, was thoughtfully and expertly executed. Adjacent to the dining area is a convenient two-piece powder room and a spacious mudroom, providing ample storage with access to the heated double-car garage, wired for EV charging. A private, bright office is tucked away on the main floor, ideal for working from home. The upper level includes a cozy living area with access to a backyard balcony. A luxurious primary suite featuring vaulted ceilings, two walk-in closets, a large ensuite with heated floors, steam shower and its own private front balcony. The ensuite is finished with oversized 5x10 Travertine porcelain tiles and a double vanity. Another bedroom with its own ensuite bath and walk-in closet also provides access to the back deck. The upper floor is completed with two additional bedrooms, a five-piece bathroom, and laundry room. In the fully finished basement, a spacious living area with built-in cabinets and a wet bar is accompanied by an additional bedroom, a full three-piece bathroom, and a versatile flex room suitable for use as a gym, den, office, or playroom. The backyard features a covered deck with a gas

BBQ line and a cozy fire pit area, perfect for outdoor entertaining. This home is situated on a large lot, surrounded by the Silver Springs Golf Course. Varsity, one of the top-rated communities in NW Calgary, was previously voted #1 by Avenue Magazine. It is close to top schools, the University District, Market Mall, and hospitals, offering an excellent opportunity to own a home in this highly sought-after neighbourhood.