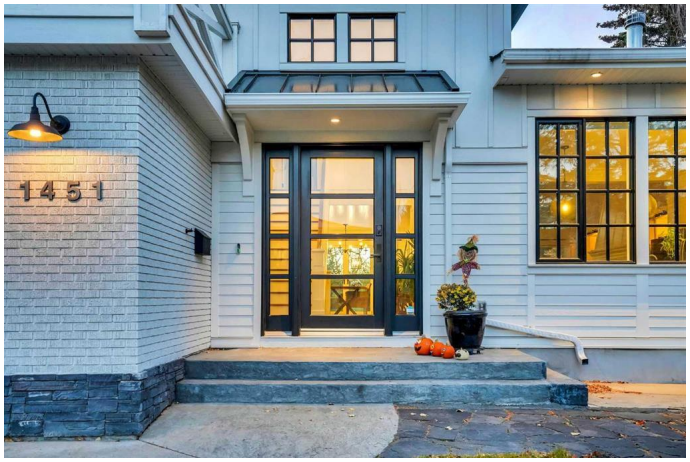
$2,200,000 - 1451 Varsity Estates Drive Nw, Calgary

MLS® #A2193677

$2,200,000
5 Bedroom, 4.00 Bathroom, 2,441 sqft
Residential on 0.17 Acres

Varsity, Calgary, Alberta



Unmatched in its uniqueness! Presenting a one-of-a-kind offering: a top-quality McKinley Masters new build (2019)in Varsity Estates. This extraordinary property features a rare, expansive west-facing lot backing onto the scenic 12th fairway, pond, and Silver Springs Golf Course. Enjoy uninterrupted views of nature and wildlife through the expansive floor-to-ceiling, side-to-side windows that brighten the kitchen, living, and dining areas, with no neighboring homes in sight. This architectural marvel shines with exceptional craftsmanship and premium finishes, including elegant lighting fixtures from Restoration Hardware (RH) and Pottery Barn, RH cabinet and drawer pulls, and Hunter Douglas electric blinds in the kitchen and primary ensuite. Spanning 3723 sqft, the home offers five bedrooms, four bathrooms, and a fully finished basement. Enter through a grand foyer with a 16-foot vaulted ceiling, highlighting gleaming hardwood floors and high ceilings throughout the main floor.
The custom-designed kitchen, with 10-foot ceilings, features a spacious island with seating, granite countertops, a prep sink, and ample storage. Gourmet touches include oversized, sill-less east-facing windows, full-height custom cabinetry, and built-ins crafted on-site. The living room boasts 12-foot ceilings, a wood-burning fireplace with a marble surround, and custom built-ins. Seamlessly transition outdoors to the landscaped backyard through the living and

dining rooms, expanding your indoor-outdoor experience.
Ideal for entertaining, the fully fenced backyard includes a large deck with a pergola, privacy walls, a built-in Weber BBQ, an additional gas line for a heater or fire table, a hot tub, a garden shed, mature trees for added privacy, and a fire pit with a stone patio. The mudroom, with built-in bench seating, lockers, and backyard access, adds convenience. In contrast, a dedicated pantry/laundry room with built-in shelving and counters and a 3-piece bathroom complete the main level. Upstairs, the primary retreat showcases oversized windows, a walk-in closet with custom organization, and a luxurious 5-piece ensuite featuring double vanities with quartz countertops, a standalone tub, a curb less shower, and a private WC. Two additional bedrooms on this level, one with access to an east-facing deck, and a 5-piece bathroom and built-in hallway bookshelves complete this floor.

The fully developed basement offers ample space for entertaining and relaxation. It features two bedrooms with electric baseboard heating, a family room with a white brick feature wall, and a versatile rec room. A five-piece bathroom and storage room complete the lower level. Additional highlights include two high-efficiency furnaces with air conditioners, an oversized hot water tank, a heated double-car garage with epoxy flooring, and soundproofed interior walls and floors. This immaculate designer home is truly a testament to pride. A Schedule A must accompany all offers to purchase.

Built in 1975

Essential Information

MLS® #	A2193677

Price	$2,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,441
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1451 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3E4

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Oversized
# of Garages	2
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	None
Heating	Baseboard, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Marble

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Built-in Barbecue, Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, No Neighbours Behind, Private, Treed, Views, On Golf Course, Waterfront, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Days on Market	64
Zoning	R-CG

Listing Details

Listing Office	Real Broker

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