

\$1,999,999 - 1206 Varsity Estates Road Nw, Calgary

MLS® #A2250950

\$1,999,999

4 Bedroom, 4.00 Bathroom, 2,741 sqft

Single Family on 0.18 Acres

Varsity, Calgary, Alberta

Located in the prestigious community of Varsity Estates, this beautifully renovated home is the perfect blend of modern elegance, family comfort, and luxury entertaining. Set on a corner lot surrounded by mature trees, the property offers over 4,100 sq. ft. of thoughtfully designed living space. At the heart of the home is an open-concept chef's kitchen featuring an oversized quartz island with seating for seven, a brand-new six-burner gas stove, and a smart French-door refrigerator with Family Hub—ideal for managing calendars, streaming music, or even watching TV. A stylish coffee bar with custom wine shelving adds both charm and function, complementing the home's sophisticated, modern design. The kitchen flows seamlessly into the inviting living room, anchored by a sleek gas fireplace. For special occasions, the eating nook offers a wet bar and a striking glass-backed wine display—perfect for hosting with style. Just a few steps down, a dramatic entertaining space awaits, showcasing vaulted ceilings with exposed beams and walls of windows. Bright, spacious, and versatile, this room was designed to impress and adapt to any lifestyle—whether for large gatherings at the massive dining room, game and movie nights, or quiet family time. The primary suite provides a true private retreat, featuring a spa-inspired ensuite with a double vanity and a designer freestanding soaking tub. A custom walk-in closet, complete with built-in organization and stacked



washer/dryer, ensures both convenience and luxury. Two additional bedrooms, a four-piece bath, and a spacious powder room complete the upper level. The lower levels expand the living experience even further, offering a full theatre room with projector and screen, a large guest bedroom with four-piece bath, a fitness/exercise space, a relaxing sauna, and a second laundry area. Rounding out this exceptional home is the mudroom complete with built-in's, oversized, double garage—fully outfitted with built-in cabinetry, a raised tire storage rack, and durable epoxy flooring. This is more than a home—it's a lifestyle. Book your private showing today and experience Varsity Estates living at its finest. (id:6289)

Built in 1972

Essential Information

Listing #	A2250950
Price	\$1,999,999
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,741
Acres	0.18
Year Built	1972
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	1206 Varsity Estates Road Nw
Subdivision	Varsity
City	Calgary
Province	Alberta
Postal Code	T3B2X2

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, See remarks, Other, Wet bar, Closet Organizers, No Smoking Home, Sauna
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Wine Fridge, Dryer, Microwave, Window Coverings, Garage door opener
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
Has Basement	Yes

Exterior

Exterior	Concrete, Stone
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Coldwell Banker Mountain Central



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