

\$3,250,000 - 1220 Varsity Estates Road Nw, Calgary

MLS® #A2253724

\$3,250,000

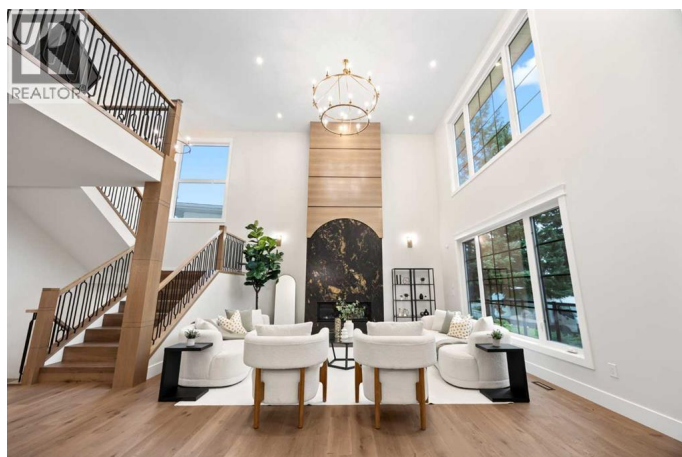
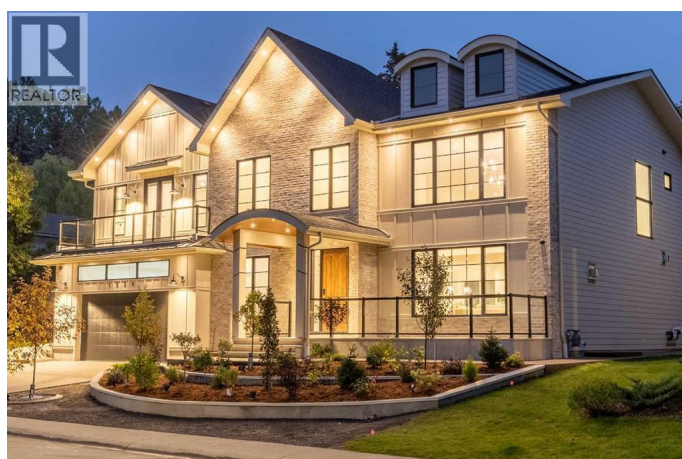
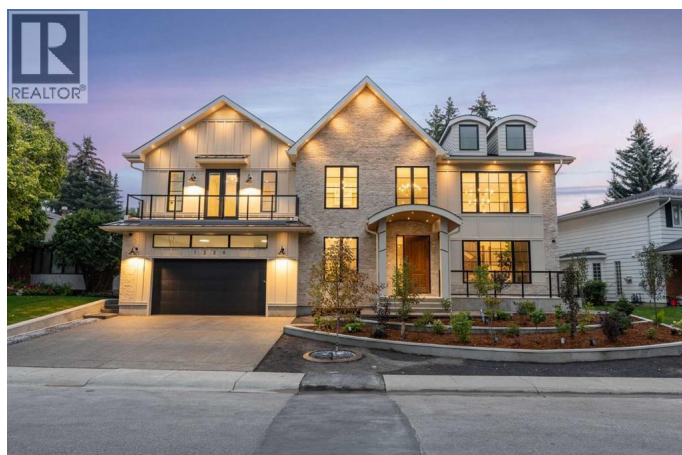
5 Bedroom, 6.00 Bathroom, 4,360 sqft

Single Family on 0.19 Acres

Varsity, Calgary, Alberta

LUXURY LIVING IN VARSITY ESTATES!!

With over 6,300 sq.ft. of exquisitely designed living space, this custom estate home blends timeless craftsmanship with refined modern details in one of Calgary's most prestigious communities. The grand entrance welcomes you with soaring vaulted ceilings, a striking leathered granite fireplace, and stunning designer chandeliers. A front office provides the perfect space to work from home, while elegant arches and custom millwork set a tone of sophistication throughout. The gourmet kitchen is a showpiece, featuring Taj Mahal quartz countertops, JennAir appliances, a wall oven, and a large island ideal for entertaining. The dining room is enhanced with picture frame molding and fluted detailing, while a second main floor living room with a stone fireplace offers a warm retreat. Completing the main level is a stylish powder room, a well-appointed mudroom with built-ins, and garage access with space for an optional third bay, gym, or golf simulator. Upstairs, you'll find three bedrooms, each with its own ensuite, including one with a hidden paneled door that adds a touch of intrigue. A spacious bonus room and a designer wet bar provide additional comfort, and the bonus room can easily be converted into a fourth bedroom to suit your needs. Convenient upstairs laundry adds ease to family living. The fully developed basement is an entertainer's dream, boasting two additional bedrooms, a large recreation space,



a stunning glass-enclosed wine cellar with arched shelving, a hidden movie theater with hand-painted ceiling detail, and a wet bar with striking copper accents. Step outside to your private backyard oasis, complete with a covered deck featuring a built-in gas fireplace and motorized screens, plus an aggregate patio with pergolaâ€”perfect for summer evenings. This home is also thoughtfully equipped with heated bathroom floors, an EV charger, and 200 amp service, ensuring both modern convenience and efficiency. Additional features include central air conditioning for year-round comfort. This rare Varsity Estates offering delivers both elegance and function, designed for those who appreciate the finest in luxury living. (id:6289)

Built in 2025

Essential Information

Listing #	A2253724
Price	\$3,250,000
Bedrooms	5
Bathrooms	6.00
Half Baths	1
Square Footage	4,360
Acres	0.19
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1220 Varsity Estates Road Nw
Subdivision	Varsity
City	Calgary
Province	Alberta
Postal Code	T3B2W1

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Wet bar, Closet Organizers, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	5
Parking	Attached Garage
# of Garages	3

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Wine Fridge, Microwave, Oven - Built-In, Washer & Dryer
Heating	Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Concrete
Exterior Features	Fruit trees, Landscaped, Lawn, Underground sprinkler
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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Listing information last updated on October 14th, 2025 at 7:31pm PDT