

34 Vandoos Gardens NW
Calgary, Alberta

MLS # A2310190



\$598,000

Division:	Varsity		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,342 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive, Insulated		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	Direct Control (DC Pre1P2)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Wood Windows		

Inclusions: Freezer in garage, built-ins in basement

You've been waiting for this one! This 4-bedroom/3 bath bungalow in Horizon Village Varsity is ready for new owners. This premier adult living (55+) community is known for its beautifully manicured grounds and welcoming atmosphere. With 1342sf on the main and an additional 1252sf on the lower level, this bungalow has seen numerous updates over the past few years and offers an incredible amount of room for those looking to downsize without compromise. The spacious living room is perfect for entertaining family and friends or relaxing with your favourite shows. Beautiful hardwood throughout the main level. The kitchen features abundant cabinetry, stainless steel appliances, a pantry, and discreetly tucked-away laundry. Just off the kitchen is the dining room. The bedrooms are a generous size, and the primary suite includes an updated 3-piece ensuite. The main 3pc bath is also on this level. The fully finished lower level adds even more living space with two additional bedrooms (all with egress windows), a 3-piece bathroom, and a huge recreation room. Need room for hobbies or woodworking? The large storage area has you covered. Some photos have been virtually staged. The double attached garage and central air conditioning complete the package. Step outside to the large rear deck, perfect for morning coffee or evening cocktails. One dog OR cat per unit, max weight at maturity no more than 50 lbs is permitted. The setting is quiet and private, with mature landscaping and no neighbours directly behind. The community-oriented complex is well managed and offers a clubhouse for residents looking to stay active and connected. Conveniently located in Varsity close to many amenities including Northland Village, Market Mall, Brentwood and Dalhousie LRT Stations, University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital. Check out the

3D tour for your virtual walkthrough. Call your favourite Realtor to book your private showing today!