

22 Varmoor Place NW Calgary, Alberta

MLS # A2330344



\$1,299,900

Division:	Varsity		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,563 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Garage Faces Front, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Gazebo, Landscaped, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s)

Inclusions: garage workbench & shelving, deck ceiling fan, chair lifts/ramps, Dyson vacuum, fridge & freezer in furnace room

Welcome to this lovingly maintained family home located here in exclusive Varsity Village in the highly-sought after community of Varsity, tucked away in this quiet cul-de-sac within walking distance to University of Calgary & University District. Offering over 3400sqft of comfortable living space spread over 4 levels, this beautifully updated split-level enjoys hardwood & tile floors, total of 5 bedrooms & 4 full bathrooms, maple kitchen with granite counters & stainless steel appliances, incredible family room/sunroom addition & wonderful outdoor space filled with winding gardens & brick patio. Perfectly designed for both family living & entertaining, this amazing home features an inviting living room with South-facing windows & views of the front gardens, great-sized open concept formal dining room & updated kitchen with granite countertops, abundant cabinet space & upgraded appliances which includes a Subzero fridge, Viking gas stove/convection oven & Miele dishwasher. Completed in 2021, the sensational family room addition will be the centerpiece of your family's living…with its soaring vaulted ceilings & 6 skylights, tile floors & expansive windows looking out into the backyard. On the upper level there are 3 bedrooms –all with hardwood floors, & 2 full bathrooms; the primary bedroom has a large mirrored closet & ensuite with walk-in shower. The 3rd level walkout – with vinyl plank floors, is finished with a full bathroom with oversized roll-in shower, bedroom with gas fireplace, laundry centre with Miele washer & dryer, pantry & mudroom with built-in lockers & access into the finished garage. The 4th level is beautifully finished with a 5th bedroom, bathroom with glass shower & dynamite rec room with plenty of closet/storage space…plus access into the huge crawlspace for more storage. For your outdoor relaxation & enjoyment,

you'll just love the private backyard complete with covered composite deck, gazebo & brick patio…& check out the sunny South-facing brick patio in your front yard with raised stone gardens...the perfect spot to sit & enjoy the sun! The addition added the family room, basement bedroom & bathroom, elevator, covered backyard deck & a new back entry. Additional features & improvements include 2 furnaces, 2 hot water tanks (replaced in 2015), underground sprinklers (with an upgrade in 2022), epoxy floors (2025) & workbench in the garage, central vacuum system, upper level furnace (2020) & windows (2014), garage door (2025) & opener (2023) plus 35 year Harmony roof shingles (2006). Ideally located just steps to the University of Calgary, University Research Park & University District, only minutes to major retail centers (Market Mall, Crowfoot, Brentwood, Northland, North Hill), highly-rated schools, hospitals (Foothills Medical Centre, Alberta Children's, Arthur J.E. Child Cancer Centre), Bowmont Park & transit (bus & LRT), plus quick & easy access to major roadways to take you downtown & anywhere & everywhere you want to go!