12 Vardana Place NW
Calgary, Alberta

MLS # A2222021

$2,700,000

Division:	Varsity
Type:	Residential/House
Style:	2 Storey
Size:	3,356 sq.ft.
Age:	2024 (1 yrs old)
Beds:	5
Baths:	4 full / 1 half
Garage:	Double Garage Attached
Lot Size:	0.20 Acre
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, Front Yard,

Heating:	Central, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Exhaust Fan, Forced-Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Concrete, Manufactured Floor Joist, Post & Beam	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

Inclusions: N/A

One and only Brand New /Year 2024 Built 4900+ square feet of true luxury on a flat, pie shaped lot in the Heart of Varsity Village. Step out of your tranquil location onto the pathway system leading to all School levels, Parks, University of Calgary , Cafes and Shops of the University District. Some of the highlights are 5 Bedrooms(2 masters),4.5 Washrooms(all with HEATED FLOORS),9 Ft ceiling height on all 3 levels, 200 amps of power, Office, Living/Dinning, Theatre Room , 2 Laundry rooms (upper floor and basement)Kitchen with massive Island and equipped with JennAir Appliances, Wet Bar, Custom TV units, Feature Walls, Centrally Air Conditioned, Heated Garage (GAS) with epoxy flooring , Inbuilt speakers and Monitoring System with Security Cameras, Engineered Hardwood Floor,Huge Deck leading to beautiful landscaped backyard backing on to the treelined pathway, Patio , Irrigation system , Fenced Yard, Steam Shower , EV Charge and the list goes on and on and on. Please Check out the 3D tour and book your private tour.