

## 63 Varsity Ridge Terrace NW Calgary, Alberta

MLS # A2262333



# \$1,850,000

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,207 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Pool Table, Vacuflow and attachments, fridge in basement storage room, all metal storage lockers and shelves in storage room (except the food shelves on back wall)

**WALKOUT BUNGALOW | TRIPLE ATTACHED GARAGE | BACKING SE ONTO VARSITY RAVINE PARK.** A rare trifecta in Varsity Estates! This distinguished brick hillside bungalow with a triple attached garage and fully developed walkout basement backs southeast onto picturesque Varsity Ravine Park and has been professionally renovated and extensively updated over the years. Offering more than 4326 sq. ft. of developed living space this home is perfect for any stage of life. The bright and spacious main floor features a striking custom front door, vaulted ceilings throughout, and marvelous hardwood flooring (2022). To the left of the foyer is a separate dining room with a statement light fixture, while to the right is a bright home office with large windows and a dedicated side entrance—ideal for a home-based business or private workspace. The kitchen offers abundant cabinetry, a pantry, center island, and large windows that bring in plenty of natural light. Step outside to the oversized maintenance-free deck and enjoy amazing views of the ravine while entertaining or relaxing outdoors. The living room was renovated in 2022 and features a contemporary marble fireplace wall with built-in shelving and integrated lighting. The primary bedroom offers a walk-in closet and a renovated spa-inspired 4-piece ensuite with heated floors, vanity and make-up station. There's also a second bedroom and renovated 5-piece bathroom with double vanity and combination tub/shower. The bright laundry and mudroom area, complete with a sink, provides direct access to the finished TRIPLE ATTACHED garage. The walkout lower level offers exceptional space for family living and entertaining, including a large recreation room with TV area, pool table (included), and plenty of room for a home gym. There are also two oversized bedrooms, a large renovated 3-piece bathroom

with heated floors, and a very substantial storage room. Outside, the backyard provides direct access to Varsity Ravine Park, home to walking paths, playgrounds, toboggan hills, skating rink, and one of Varsity's largest off-leash dog parks. Recent updates include the removal of Poly-B plumbing, addition of central air conditioning, updated flooring, bathrooms, and numerous other improvements throughout the home. This is the FIRST home along the back of the ridge offered for sale since this enclave of homes was built in the 1990s. A once in a lifetime opportunity to purchase a walkout bungalow with attached triple garage in one of Varsity Estates' most desirable locations. Varsity is a sought-after family community boasting top-rated schools, Silver Springs Golf & Country Club, and near popular retail center's like Dalhousie Station, Market Mall, University District, also U of C, Foothills & Alberta Children's Hospitals, LRT station and gorgeous Bowmont Park.