# \$1,875,000 - 655 Varsity Estates Crescent Nw, Calgary

MLS® #A2194634

## \$1,875,000

4 Bedroom, 3.00 Bathroom, 2,326 sqft Residential on 0.20 Acres

Varsity, Calgary, Alberta

RELAXED LUXURY IN VARSITY ESTATES | Discover the artful fusion of style, comfort, and functionality in this exceptional collaboration between Sue Scott Designs and Moxon Renovations. With over 4,000 square feet of meticulously designed living space on a private corner lot, this property offers move-in ready, low maintenance living in the sought-after community of Varsity Estates, known for it's exclusive feel and Golf Course community. The heart of the home is the truly special, open plan layout that exuding a warm elegance, enhanced by the abundant south facing windows and bespoke finishes. The sunken living area showcases the meticulous attention to detail with the case-less windows/doors, the beautifully designed fireplace, custom storage and gorgeous wide oak plank floors. Roughed-in CAT6 wiring facilitates future 'Smart Home' capabilities and seamless entertainment options, alongside rough-ins for power blind, security keypads and security cameras. Abundant custom cabinetry throughout maintains a beautiful and clutter-free living space. The gourmet kitchen features a stunning central island, luxurious quartz countertops, ample storage with many thoughtful storage details including the butler's pantry, adding to the functionality and providing connection from the dedicated mudroom entry. The central dining room can expand to host gatherings of all sizes and the custom hutch with beer/wine fridges ensures you're always ready to host in style. The







primary bedroom is a serene retreat, offering tall windows, WIC and stylish ensuite with heated floors and towel rack. There is a 2nd bedroom, large laundry room and powder room also found on the main floor. The fully renovated lower level is both functional and inviting for your older kids or guests. Highlights include a recreation space with wet bar and rough-ins for a deluxe (7.2 surround sound) home theatre and seamless connectivity, two bright bedrooms, a 4pc bathroom, and large storage room. The timeless exterior showcases maintenance-free Hardie Board with a warm cedar accent, creating a contemporary yet inviting aesthetic. The brand new O/S 2.5 garage boasts an EV charging outlet, data conduit, 30 amp power and an extra thick 5" garage floor with added rebar and perimeter insulation to prevent future cracking. Enjoy summers on the tiered, private back deck, and marvel at how easy it will be to "lock and go" on your future travels. Located in the sought-after Varsity Estates, this property offers easy access to beautiful walking paths, off-leash areas, Market Mall, the U of C, Foothills Hospital, the LRT and of course, the renowned Silver Springs Golf Course, offering a true sense of community and belonging in this special community. Don't miss this rare opportunityâ€"call today to schedule a private tour.

Built in 1975

#### **Essential Information**

MLS® # A2194634 Price \$1,875,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,326

Acres 0.20 Year Built 1975

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 655 Varsity Estates Crescent Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3B 3C6

## **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Kitchen Island, Open Floorplan, Pantry, Soaking Tub,

Wet Bar, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

Washer/Dryer, Central Air Conditioner, Built-In Oven, Gas Cooktop,

Wine Refrigerator

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Back Lane, Corner Lot, Front Yard, Lawn, Landscaped

Roof Asphalt Shingle

Construction Composite Siding, Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed February 14th, 2025

Days on Market 123
Zoning R-CG

# **Listing Details**

Listing Office Charles

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