

**5444 Varsity Drive NW
Calgary, Alberta**

MLS # A2229503



\$1,749,900

Division:	Varsity		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,576 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Landscaped, On Golf Course		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water		
Inclusions:	none		

FIRST TIME LISTED! Welcome to a unique style 5-level split that had a complete makeover back in 2014. This corner lot backs onto greenspace and has stunning views of the valley. Not many better views in the community. Main floor has an open floor plan with a huge kitchen with its own island. Quartz counter tops, high end appliances (gas range), and light cabinetry. A spacious pantry next to the Refrigerator. A large open living room with a gas fireplace. Numerous bright windows overlooking the deck and ultimately the ravine and specifically the front 9 of Silver Springs Golf Course. The 2nd level leading upstairs has 2 kids bedrooms with its own 4 piece bathroom (Jack & Jill style). A large laundry room with counter space, cabinets and a sink. The top level has a the primary bedroom with its own walk-in-closet and a beautiful 5 piece spa ensuite. Specifically, a steam shower, heated floors, dual sinks, & a stand alone soaker tub. The basement level has concrete flooring that is heated throughout with its own living room and another gas fireplace. Bright windows allow for a lot of light to enter the home. There are 2 bedrooms of which one has its own walk in closet. There is a wine cellar with beautiful hand crafted built in cabinetry along with a 4 piece bathroom. The garage is a good size with power, work bench and ample storage. Exterior was done with a blue stucco. The Northwest facing backyard has a large deck with plexiglass along with a door leading to a huge storage room. There are trees and its very private. The home is walking distance to Bowmont Park, the 3 schools in the area and a short distance to Market Mall. Book your viewing today!