

# \$2,250,000 - 116 Varsity Estates Place Nw, Calgary

MLS® #A2199809

**\$2,250,000**

3 Bedroom, 4.00 Bathroom, 2,428 sqft  
Residential on 0.22 Acres

Varsity, Calgary, Alberta

\*\*\*Open House Saturday April 12, 1-330pm\*\*\* An extraordinary opportunity awaits in Varsity Estatesâ€™ NW Calgaryâ€™s most sought-after community. Nestled on a quiet cul-de-sac and backing onto the picturesque Silver Springs Golf Course, this executive home offers timeless elegance, unparalleled craftsmanship, and breathtaking views. Boasting 3500 square feet of living space, this meticulously maintained residence welcomes you with a grand curved staircase, soaring vaulted ceilings, and a stunning custom stone fireplace. The main level offers an inviting living room, a formal dining room, and a well-appointed kitchen featuring Birdseye maple cabinetry, granite countertops, and a cozy breakfast nookâ€”ideal for enjoying morning coffee. A spacious family room provides the perfect retreat for relaxing evenings by the fireplace. The luxurious primary suite features a walk-in closet and spa-inspired ensuite with marble countertops and dual sinks. A second bedroom with its own ensuite and a convenient 2-piece bath with main-floor laundry complete this level. The fully developed lower level is an entertainerâ€™s dream, offering a media/games room with a wet bar and gas fireplace, a guest bedroom/office, and a full bath with steam shower. Access the triple attached tandem garage from this level with epoxy coated flooring. The highlight of this stunning residence is its professionally landscaped yard, a perfect retreat featuring



maintenance-free sundecks and a seating area beautifully integrated into the deck. Finished by a masterful stone mason, the staircase, pillars, patio and flower beds blend seamlessly with the natural surroundings. Notable features include a concrete tile roof, air conditioning and irrigation. Conveniently located close to Market Mall, two hospitals, the University of Calgary, top rated schools, parks, and an array of amenities, this property offers the perfect balance of natural tranquility and urban convenience. Don't miss this extraordinary opportunity to own a piece of paradise in one of NW Calgary's most coveted communities. Click on the video in the media link and book your private showing to view this unparalleled opportunity.

Built in 2000

### **Essential Information**

MLS® #	A2199809
Price	\$2,250,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,428
Acres	0.22
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	116 Varsity Estates Place Nw
Subdivision	Varsity
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3B 3B6

### Amenities

Parking Spaces 6  
Parking Tandem, Triple Garage Attached  
# of Garages 2

### Interior

Interior Features High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Stone Counters, Vaulted Ceiling(s), Bookcases  
Appliances Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Freezer, Trash Compactor, Water Softener  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Backs on to Park/Green Space, Lawn, No Neighbours Behind, Private, Secluded, On Golf Course, Pie Shaped Lot, See Remarks, Underground Sprinklers  
Roof Concrete, Tile  
Construction Stone, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed March 7th, 2025  
Days on Market 34  
Zoning R-CG

### Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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