

# \$2,975,000 - 1205 Varsity Estates Road Nw, Calgary

MLS® #A2207403

**\$2,975,000**

4 Bedroom, 5.00 Bathroom, 2,850 sqft  
Residential on 0.20 Acres

Varsity, Calgary, Alberta

Backing south onto the first hole of the exclusive Silver Springs Golf Club, this luxurious custom built residence is an exceptional vision of style with 2850 square feet above grade. Designed by Dean Thomas with finishing touches by Paul Lavoie Interior Design. Spectacular vaulted ceilings and vast windows throughout, the grandness felt is impressive yet refined. The foyer welcomes you with warm tones and natural light, leading you towards the show stopping main living area, open to the gourmet kitchen and adjacent dining room. The formal living room features 18 foot vaulted ceilings and double sided linear gas fireplace, set within an impressive stone wall. The dining room is designed for both elegance and functionality, offering temperature and humidity controlled wine storage to house 90 of your favourite bottles and NanaWall sliding doors that create a seamless indoor outdoor flow. Spectacular views from every window! The gourmet kitchen is an entertainer's dream, anchored by a custom copper range hood and featuring integrated Sub-Zero fridge and freezer, Wolf six burner gas stove with double ovens, three inch granite countertops, oversized ten foot island with single granite slab and butler's pantry with a second dishwasher. Step outdoors and enjoy the southern exposures as you relax on the fully retractable screened, exposed concrete patio with three ceiling heaters and built in gas line for a fire table. The built-in barbecue beckons for summer get



togethers. The stunning master bedroom with 18 foot vaulted ceiling comes complete with remote controlled Hunter Douglas silhouette blinds, black out drapes and incredible ensuite with dual vanities, soaker tub, walk-through shower and in-floor heating creating a private sanctuary of luxury. A large walk through closet connects to the laundry room with ample storage space. Completing the main floor is a large office with ten foot barn door, stylish powder bathroom and mudroom leading to the triple oversized, overheight garage. Up the stairs off the main foyer there is a large bedroom with vaulted ceiling, 3pc ensuite bathroom and walk-in closet. The fully finished basement offers in-floor heating, brand new carpet, spacious entertainment space with built-in wet bar, two large bedrooms (one with an ensuite), mirrored gym and additional flex room. There are two impressive utility rooms housing dual furnaces and HRV systems. Fully air conditioned with two air conditioning units. Another fine detail is direct access to your oversized triple garage from the basement. Coated in epoxy flooring, the heated garage offers a plethora of additional storage. Other thoughtful details include the asphalt and metal roof, wide plank oak hardwood flooring throughout and pass through window to the deck from the kitchen. Each detail of this residence has been thoughtfully and meticulously designed to offer the finest in luxury living, making it the perfect home for those who appreciate sophistication, comfort, and tranquility.

Built in 2017

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2207403    |
| Price    | \$2,975,000 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,850       |
| Acres          | 0.20        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1205 Varsity Estates Road Nw |
| Subdivision | Varsity                      |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3B 2X5                      |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Driveway, Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Attached |
| # of Garages   | 3  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Chandelier |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Stove, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator  |
| Heating           | Boiler, In Floor, Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Double Sided, See Remarks  |
| Has Basement      | Yes  |

Basement Finished, Full

## Exterior

Exterior Features Built-in Barbecue, Other

Lot Description Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Treed, On Golf Course, Yard Lights

Roof Asphalt Shingle, Metal

Construction Stone, Stucco

Foundation Poured Concrete

## Additional Information

Date Listed April 2nd, 2025

Days on Market 10

Zoning R-CG

## Listing Details

Listing Office Charles

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