

\$899,900 - 3, 1901 Varsity Estates Drive Nw, Calgary

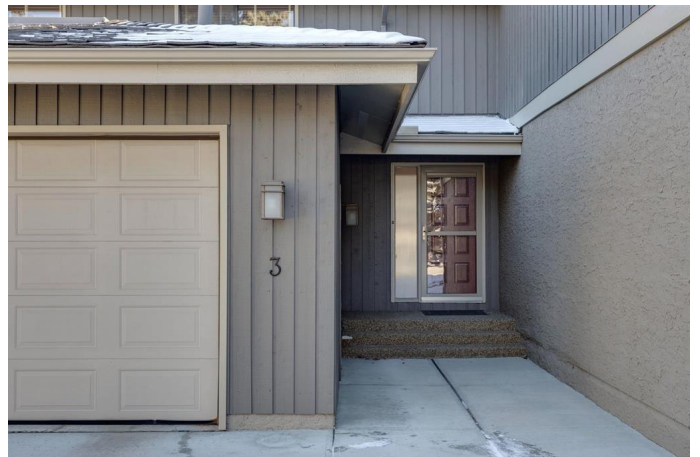
MLS® #A2201757

\$899,900

3 Bedroom, 3.00 Bathroom, 2,149 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this immaculate home in Varsity Estates overlooking the 3-hole of Silver Springs Golf Course. Properties in Chateaux on the Green rarely come up and this exciting opportunity awaits you. This exceptional home has been meticulously maintained and shows incredible. A spacious tiled foyer greets you while hardwood floors grace the main floor living space. A sunken living room is adorned in natural light from the picture window that looks out East onto the coulee and offers a stone surround gas fireplace. Step up to your dining room with sliding glass doors leading out to your rear low composite deck where you can enjoy a tranquil moment of peace or dinners al fresco. Sprawling off the dining room is the modern kitchen with an abundance of cabinetry, built-in pantry, gorgeous granite counters, and a charming breakfast peninsula. Stainless steel appliances include a built-in wall oven and gas cooktop. A powder room and mudroom with laundry leads out to your attached two car garage. Plush carpets lead up to the second level where you'll find three generous bedrooms (one ideally functioning as a home office with built-in desk) and a full bathroom. The calming primary is a massive retreat with a private sitting room with stone surround fireplace, along with a balcony overlooking the golf course. His/Her closets lead to the 4pc bath complete with sunken tub and separate shower. The expansive basement awaits your personal touch and is partially developed with a custom



pantry/storage area and workspace. Plenty of room is available to develop a large rec room, bedroom and bathroom. Chateaux on the Green offers a fabulous clubhouse with racquet courts, indoor pool and fitness centre ensuring an active lifestyle for its residents. Mere steps to the Silver Springs Golf Club and an easy drive to Market Mall and all amenities. Come see how special this home truly is.

Built in 1977

Essential Information

MLS® #	A2201757
Price	\$899,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,149
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3, 1901 Varsity Estates Drive Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3Y7

Amenities

Amenities	Clubhouse, Fitness Center, Parking, Racquet Courts, Recreation Facilities, Indoor Pool
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Pantry, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, Many Trees, On Golf Course, Private, Close to Clubhouse
Roof	Cedar Shake
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Days on Market	2
Zoning	M-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.