

4228 Vauxhall Crescent NW
Calgary, Alberta

MLS # A2164439



\$1,298,888

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,794 sq.ft.	Age:	1964 (60 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: None

****CUSTOM LUXURY ESTATE** in Varsity ~ 14+ Ft High VAULTED CEILINGS ~ 4 BEDROOMS each with ITS OWN BATHROOM ~ REAR DOUBLE ATTACHED HEATED GARAGE w/MUDROOM and a ****rare****...SECRET ROOM. Every couple of years a home with this many options comes to market in a community as sought after as varsity. Newly renovated, this luxurious home is the epitome of elegance! Drive up and you'll find a 1 of a kind property situated on a massive 52' x 110' lot with exquisite architecture, Hardie board and Acrylic Stucco siding, stone detailing, built-in lighting and aggregate concrete walkways and patio leading to the covered cedar entrance with double French doors. Inside is an open and airy floor plan with grand vaulted ceilings and loads of extra windows streaming in natural light. Herringbone wood pattern surrounds the linear fireplace creating a gorgeous focal point in the large living room. The gourmet kitchen perfectly combines style with function featuring a 5 foot wide FRIDGE/FREEZER COMBO, an 8-burner FORNO gas stove with double ovens, stone countertops, a huge island, designer backsplash, extended cabinetry, and a cleverly hidden walk-in MASIVE HIDDEN PANTRY w/countertops and cabinets for extra storage. Clear sightlines into the dining room encourage unobstructed conversations with family and guests. A fantastic mudroom with built-ins hides away jackets and shoes plus is equipped with hookups for a MAIN FLOOR LAUNDRY area on top of the lower level laundry room. Retreat at the end of the day to the sanctuary of the primary bedroom with a wood feature wall and an opulent ensuite boasting dual sinks, a deep soaker tub, an oversized shower and a custom walk-in closet. A second spacious bedroom and another stylish bathroom are also on this level. Gather around the second

fireplace flanked by built-ins in the finished basement and enjoy cozy movie nights. A separate area invites game nights or hobbies, then grab a snack and refill drinks at the stunning wet bar. Both bedrooms on this level have walk-in closets – one even has its own PRIVATE 4 PIECE ENSUITE and the other has easy access to the second full bathroom on this level making them ideal for older children and guests alike. A terrific laundry room with storage and a utility sink add to your convenience. A large fenced yard and expansive back deck encourage an easy indoor/outdoor lifestyle for summer barbeques or unwinding. The cherry on top of this exceptional designer home is the oversized, insulated double attached garage. Phenomenally located close to everything – schools, amenities, great restaurants, both Market and Northland Malls, U of C, the Bow River, the Children’s Hospital and more!