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18 Varsplain Place NW Calgary, Alberta

MLS # A2217734



\$2,825,000

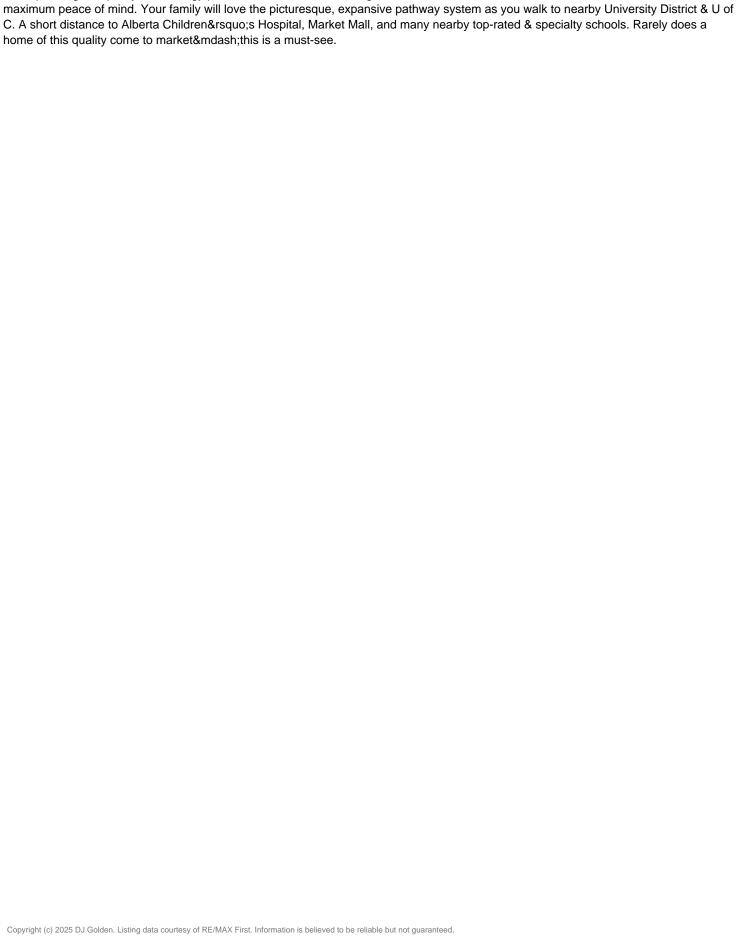
Division: Varsity Residential/House Type: Style: 2 Storey Size: 3,505 sq.ft. Age: 2023 (2 yrs old) Beds: Baths: 3 full / 1 half Garage: Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O Lot Size: 0.22 Acre Lot Feat: Back Yard, Cul-De-Sac, Level, Underground Sprinklers

Heating: Water: In Floor, Heat Pump, Natural Gas, Radiant, See Remarks, Zoned Floors: Sewer: Hardwood, Marble Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Composite Siding, Concrete, ICFs (Insulated Concrete Forms), See Remark**Zoning:** R-CG Foundation: ICF Block, Poured Concrete, See Remarks **Utilities:**

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sauna, Smart Home, Storage, Sump Pump(s), Suspended Ceiling, Walk-In Closet(s), Wet Bar

Inclusions: Heated outdoor shed

Tucked away on a quiet cul-de-sac in one of Calgary's most desirable communities, this 4 bedroom, 4-bath 2023 custom-built luxury family home offers 5,400+ sq ft of refined functional living space. Built on a 9601 sq ft lot with a SE backyard surrounded by mature trees and winding pathways, this home is an architectural & structural masterpiece. From the stunning "sunroom" with massive windows, to the gorgeous chef's kitchen and spa-like primary suite, every inch of this elegant home blends comfort, sophistication, and smart design. Features include: grand 10' ceilings, radiant in-floor heating everywhere (including garage and storage areas), power Hunter Douglas blinds, Lutron smart lighting, and a sun-soaked backyard with magnificent covered lower and upper level decks. The main floor features a central living/dining/kitchen area, office, a flex-room affectionately referred to as the "sunroom", a mudroom with one of two laundry areas + a 2 piece powder room. The garage is oversized and heated, with epoxy floors, trench drain & hosebib with hot & cold water. Upstairs features two large bedrooms, a full bath, a second laundry room, and a luxurious primary suite with steam shower, custom closet area with massive windows & spectacular covered balcony with heated outdoor storage. The fully developed basement includes a recreation room with wet bar, full bath with dry sauna, guest bedroom, and an impressive oversized mechanical/control room, and dedicated storage. Built as a personal residence by a seasoned mechanical systems expert, this home goes beyond conventional standards & epitomizes the definition of quality. With insulated concrete form (ICF) walls, slab concrete floors on every level, 19 adjustable radiant heat zones, and commercial-grade structural integrity, it delivers unmatched durability,



soundproofing, air quality, and energy performance. This home is engineer-certified and crafted for minimal future maintenance and