

# \$2,825,000 - 18 Varsplain Place Nw, Calgary

MLS® #A2217734

**\$2,825,000**

4 Bedroom, 4.00 Bathroom, 3,505 sqft

Residential on 0.22 Acres

Varsity, Calgary, Alberta

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 maximum peace of mind.

Your family will love the picturesque, expansive pathway system as you walk to nearby University District & U of C. A short distance to Alberta Children’s Hospital, Market Mall, and many nearby top-rated & specialty schools. Rarely does a home of this quality come to market—this is a must-see.

Built in 2023

**Essential Information**

MLS® #	A2217734
Price	\$2,825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,505
Acres	0.22
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	18 Varsplain Place Nw
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Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0C7

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized
# of Garages	2

### **Interior**

Interior 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), Walk-In Closet(s), Wet Bar, Suspended Ceiling
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, Gas Oven
Heating	In Floor, Natural Gas, Zoned, Heat Pump, Radiant, See Remarks
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Level, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, ICFs (Insulated Concrete Forms), Concrete, See Remarks
Foundation	ICF Block, Poured Concrete, See Remarks

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	22
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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