



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 NORMANDY Lane, Calgary T3E 7K1**

MLS® #: **A2132192**      Area: **Currie Barracks**      Listing Date: **05/14/24**      List Price: **\$1,995,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **61,774 sqft**  
 Lot Shape:

Access:  
 Lot Feat: **Low Maintenance Landscape,Interior Lot**  
 Park Feat: **Double Garage Attached**  
 Utilities and Features

DOM

**125**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Brick,Stucco**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Refrigerator,Washer,Wine Refrigerator**  
 Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`5" x 18`0"	Dining Room	Main	13`8" x 17`2"
Living Room	Main	15`3" x 17`1"	Den	Main	12`6" x 11`0"
Media Room	Lower	16`11" x 18`7"	Game Room	Lower	13`4" x 21`3"
Laundry	Main	10`9" x 7`0"	Exercise Room	Lower	9`4" x 15`11"
Bedroom - Primary	Main	13`6" x 14`0"	Bedroom	Lower	12`6" x 13`0"
Bedroom	Lower	14`11" x 13`8"	2pc Bathroom	Main	
5pc Ensuite bath	Main		4pc Ensuite bath	Lower	
4pc Ensuite bath	Lower				

Legal/Tax/Financial

Condo Fee:  
**\$314**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **2111941**

Remarks

Pub Rmks: **An incredible opportunity to own a true bungalow villa in the heart of the "inner City" in this new vibrant community within the Currie Baracks. This exciting development consists of 12 bungalow villas, all with double attached garages, fully developed basement, extremely high-end boutique finishings including on-site custom built millwork, kitchen cabinets, wide plank white oak engineered hardwood flooring and Subzero/Wolf appliances. Meet with the experts at our design centre and let your heart and imagination run wild as you pick out the finishing touches to your new bungalow purchase. This unit is our virtual We have a show home and includes everything! Lower level presents boiler in-floor heating system, two spacious bedrooms with their own private ensuites, home gym/studio and grand games and media room. Vaulted ceilings throughout the main floor and central AC will keep you comfortable in the summer. This is the fully upgraded package. Come meet with our design team and get ready to enjoy bungalow villa living at its finest.**

Inclusions: **n/a**  
Property Listed By: **RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



