

333 BESSBOROUGH Drive, Calgary T3E 7M3

Currie Barracks MLS®#: A2157801 Area: Listing 08/15/24 List Price: **\$1,789,900**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

Access:



General Information DOM Residential 35 Prop Type: Sub Type: Detached <u>Layout</u> City/Town: Calgary Finished Floor Area Beds: 6 (5 1) Year Built: 2024 Baths: 4.5 (4 1) Abv Saft: 3,431 Low Sqft: Lot Information Style: 3 Storey

Lot Sz Ar: 3,293 sqft Ttl Sqft: 3,431

Lot Shape:

Ttl Park: 3 3 Garage Sz:

<u>Parking</u>

Lot Feat: Back Lane, City Lot, Front Yard, Interior Lot, Level, Street Lighting, Paved, Rectangular Lot

Park Feat: Alley Access, Garage Door Opener, Triple Garage Detached

Utilities and Features

Roof: **Asphalt** Construction:

Heating: Forced Air, Natural Gas Silent Floor Joists, Stone, Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: Balcony, BBQ gas line, Lighting, Rain Gutters Carpet, Subfloor, Hardwood, Tile

> Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Bar Fridge, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood

Int Feat: Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking

Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for

Data, Wired for Sound

Pub Rmks:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`9" x 11`4"	Dining Room	Main	15`8" x 14`0"
Living Room	Main	16`8" x 13`7"	Den	Main	12`3" x 10`11"
Loft	Third	16`1" x 12`5"	Foyer	Main	9`8" x 9`7"
Bonus Room	Second	13`11" x 12`6"	Game Room	Basement	23`6" x 11`6"
Laundry	Second	8`3" x 8`2"	Exercise Room	Basement	13`10" x 11`8"
Bedroom - Primary	Second	15`3" x 12`4"	Bedroom	Second	12`1" x 11`11"
Bedroom	Second	12`1" x 11`2"	Bedroom	Third	11`11" x 9`9"
Bedroom	Third	11`9" x 9`8"	Bedroom	Basement	12`3" x 11`0"
2pc Bathroom	Main	8`4" x 5`3"	5pc Ensuite bath	Second	12`4" x 12`1"
5pc Bathroom	Second	12`2" x 5`6"	5pc Bathroom	Third	12`1" x 5`6"
4pc Bathroom	Basement	7`7" x 6`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple DC 183D2018

Legal Desc: 2310635

Remarks

Kellic

Welcome to Homes By Us' Marigold model- This 3,431 sqft new build is situated in the lively and bright community of Currie. The open concept plan will impress with a spacious living area, large windows and a custom kitchen. The kitchen includes a paneled fridge, curved hood fan detail, and a built-in wall oven. It is anchored by a beautiful 10' x 5' island. The second floor boasts a large bonus room with a gorgeous tall vaulted ceiling, laundry, two bedrooms with a shared bathroom and luxurious primary suite. The third floor includes an open to below, large sitting area and two more bedrooms with a shared bathroom. The 1,074 sqft basement will impress and includes a built-in wet bar, large rec area, floor to ceiling glass panels lining the fitness room, reading nook, sixth bedroom and a bathroom. This home also includes a three-car garage, full landscaping and window coverings. Seller welcomes trades- Don't miss the opportunity to check out this home or visit their showhome at 211 Calais Drive SW. Please note tax value has not been assessed.

Inclusions: N/A

Property Listed By: First Place Realty

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











