



THE
A-TEAM

**RE/MAX
FIRST**

330 NORMANDY Drive, Calgary T3E 7J6

MLS® #: **A2161362**

Area: **Currie Barracks**

Listing Date: **08/29/24**

List Price: **\$1,608,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,036 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,359**

Low Sqft:

Ttl Sqft: **2,359**

DOM

20

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,Rain Gutters**

Construction: **Brick,Cement Fiber Board,Stucco,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Oven,Freezer,Garage Control(s),Gas Cooktop,Gas Water Heater,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Furnace/Utility Room	Basement	9`8" x 23`2"	Bedroom	Basement	11`6" x 13`3"
3pc Bathroom	Basement	10`6" x 5`6"	Living Room	Basement	13`10" x 14`7"
Other	Basement	7`10" x 10`7"	2pc Bathroom	Main	7`1" x 3`2"
Mud Room	Main	7`1" x 9`9"	Living Room	Main	22`11" x 16`2"
Kitchen	Main	18`2" x 20`3"	Dining Room	Suite	13`8" x 10`10"
Foyer	Main	6`6" x 11`2"	Walk-In Closet	Upper	7`1" x 13`8"
5pc Ensuite bath	Upper	10`7" x 12`10"	Bedroom - Primary	Upper	11`10" x 16`2"
Laundry	Upper	11`7" x 6`6"	4pc Bathroom	Upper	6`3" x 11`0"
Bedroom	Upper	11`7" x 11`6"	Bedroom	Upper	11`7" x 11`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **DC**
 Legal Desc: **2011437**

Remarks

Pub Rmks: **Welcome to your new home in the heart of the thriving inner-city community of Currie! This home features approximately 2350sqft above grade and approximately 3380sf in total including a spacious fully developed basement. Step inside and you will be greeted by 10ft high ceilings on the main level and 9ft high ceilings on all remaining floors. At the heart of this open plan home is a gorgeous spacious kitchen made for entertaining with a designer panel-ready Fisher & Paykel appliance package, dove-tail drawers and beautiful quartz countertops. Choose from a variety of upgrade options including a Miele appliance package and waterfall countertops on the island to name just a few. 4 generous bedrooms with 3.5 bathrooms in a functional open-plan layout offers flexible living that will suit a variety of different buyers. The primary bedroom spoils you with vaulted ceilings, adding a touch of grandeur to your private sanctuary. Here you'll find a generously sized walk-in closet and a luxurious 5-piece ensuite. Pamper yourself in the ensuite, complete with a double vanity, shower and standalone tub. You also have the option to upgrade to the comfort of heated bathroom floors. The basement is a haven of relaxation and entertainment and features a cozy guest bedroom. You can host guests in comfort and style, or enjoy some quality time with your loved ones. The sleek exterior design impresses the eye and features a generous detached double garage and fully landscaped front and backyard with quality low maintenance vinyl fencing. This property is a rare gem that combines modern Farmhouse aesthetics with practicality. It offers a lifestyle of luxury and comfort that you deserve. This home will commence construction soon with spring 2025 anticipated completion. Don't miss this chance to make it yours and experience the ultimate in refined living. All photos are representative.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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