



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3957 QUESNAY WOOD Drive, Calgary T3E 8H6**

MLS®#: **A2165165**

Area: **Currie Barracks**

Listing Date: **09/12/24**

List Price: **\$808,395**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,879 sqft**  
Lot Shape:

Access:

Lot Feat: **Landscaped**  
Park Feat: **Aggregate, Double Garage Attached, Garage Door Opener**

DOM

**70**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer**  
Int Feat: **Double Vanity, Quartz Counters, Separate Entrance, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 12`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 9`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`8" x 5`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`0" x 8`8"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`7" x 4`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`10" x 8`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`9" x 7`9"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`10" x 3`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 9`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$324**

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

Zoning:  
**DC**

Legal Desc: **1612317**

Remarks

Pub Rmks: **Welcome to Billy - Newly built 4th & FINAL PHASE townhomes in Currie, by Anthem Properties. New construction, 3-bedroom townhome with Late 2025/early 2026 completion. High quality construction and many inclusions in the home; quartz counters in kitchen and bathrooms, LVT flooring throughout main living area, 9' ceilings on main living area, plenty of storage space, oversized kitchen, oversized balcony, plus additional front patio space. AC rough in and all window coverings are included! Upper floor washer and dryer are included, as well as full kitchen appliance package including gas range and chimney hood fan. Oversized double car attached garages for your convenience. The home boasts huge, oversized windows, many of them opening to allow in fresh air and sunlight. Experience the best of Currie, with top-rated schools, parks (including dog park), restaurants, heritage buildings, innovative mixed-use spaces, and just an 8-minute drive to downtown! (Note: Photos & virtual tour are of a show home with similar layout and is an approximation of the property for sale)**

Inclusions:  
Property Listed By: **N/A**  
**Ally Realty**

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













