



THE
A-TEAM

**RE/MAX
FIRST**

8 CALAIS Lane, Calgary T3E 7K1

MLS® #: **A2165777** Area: **Currie Barracks** Listing Date: **09/16/24** List Price: **\$1,499,900**
 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: **2024**
 Lot Information
 Lot Sz Ar: **61,774 sqft**
 Lot Shape:

DOM

65
Layout
 Beds: **2 (1 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow, Side by Side**

Parking

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

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

Roof: **Asphalt Shingle**
 Heating: **In Floor, Forced Air**
 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, Garage Control(s), 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"	Game Room	Basement	14`11" x 16`3"
Office	Main	8`4" x 12`6"	Media Room	Basement	18`6" x 15`11"
Laundry	Main	11`2" x 7`0"	Bedroom - Primary	Main	13`6" x 14`0"
Bedroom	Basement	13`4" x 13`2"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$314** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

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, 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 the base model and upgrades such as vaulted ceilings and AC are available at additional costs! Lower level presents boiler in-floor heating system, spacious bedroom, full bathroom, grand games room with we bar, and media room. Call for a detailed brochure or 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



