



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 ALEXANDRIA Green, Calgary T3E 8E8**

MLS®#: **A2166886**      Area: **Currie Barracks**      Listing Date: **09/19/24**      List Price: **\$1,995,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **4,327 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped**  
 Park Feat: **Heated Garage,Oversized,Triple Garage Detached**

Finished Floor Area  
 Abv Sqft: **3,560**  
 Low Sqft:  
 Ttl Sqft: **3,560**

DOM

**62**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **4.5 (4 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Utilities and Features

Roof: **Flat,Membrane**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
 Int Feat: **Bar,Bookcases,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`5" x 15`11"	Kitchen	Main	19`4" x 14`6"
Pantry	Main	11`4" x 9`11"	Dining Room	Main	13`11" x 12`2"
Foyer	Main	9`0" x 7`4"	Mud Room	Main	11`11" x 9`11"
2pc Bathroom	Main	6`0" x 5`0"	Family Room	Second	13`11" x 9`11"
Library	Second	11`3" x 9`8"	Bedroom	Second	15`11" x 10`8"
4pc Ensuite bath	Second	10`8" x 4`11"	Bedroom	Second	14`6" x 9`11"

Bedroom	Second	12`7" x 11`5"	4pc Ensuite bath	Second	11`5" x 4`11"
Laundry	Second	10`6" x 5`9"	Bonus Room	Third	12`9" x 10`1"
Bedroom - Primary	Third	14`7" x 13`8"	5pc Ensuite bath	Third	16`5" x 9`6"
Den	Third	13`11" x 11`6"	Game Room	Lower	15`9" x 13`10"
Bedroom	Lower	11`8" x 12`5"	Exercise Room	Lower	23`11" x 9`0"
Bonus Room	Lower	10`4" x 9`0"	3pc Bathroom	Lower	9`9" x 5`0"
Furnace/Utility Room	Lower	17`1" x 7`11"			

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 1911730  
 Zoning: DC

Remarks

Pub Rmks: **Stunning three storey home built by Crystal Creek and completely upgraded throughout by Lukacs/Forde Homes. Located on Currie's most coveted street, this home has over 4,600 sq ft of developed living space across 4 levels and features unbelievable finishings you won't find anywhere else in Currie Barracks. Full custom Legacy kitchen with dovetail drawers, upgraded Miele appliance package, custom Faber hood fan, huge island for entertaining and much more! Formal dining room off the front of the house, large family room with custom white oak built-ins, wood burning fireplace and gorgeous custom steel doors leading into the amazing Butler's pantry and mud room. Tons of storage with more custom built-in cabinetry, full size freezer and lots of room for kids coats and boots with more built-ins, a bench and hooks. Second level has a beautiful bonus room, laundry room, study nook, one kids bedroom with walk-in closet and ensuite and two additional bedrooms with Jack and Jill bath. Upper level is incredible with downtown & mountain views, a large home office, plenty of custom millwork, wet bar, primary retreat with stunning 5-piece ensuite, steam shower, walk-in closet and a private patio with hot tub and plenty of seating overlooking green space. Basement is complete with a wine room, full gym, media room, additional bedroom and full bath. Spacious back yard with composite deck, trampoline pad, grass for the kids and an oversized triple garage with building permit for a future carriage suite. Premiere location in the neighbourhood, across from green space, one block to the Bark Park and walking distance to a ton of amenities and schools. This home has many additional upgrades including central AC, Kinetico RO water filtration, 5-zone audio system, cameras/security, rough-ins for additional lighting and so much more! It won't be around for long so call today to arrange your private showing!**

Inclusions: **Hot tub**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

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













