

## 338 BESSBOROUGH Drive, Calgary T3E 8H5

MLS®#: **A2167644** Area: **Currie Barracks** Listing **09/20/24** List Price: **\$1,978,898** 

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

Date:



**General Information** 

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Other

Park Feat: Triple Garage Attached

2025

5,520 sqft

DOM

2,936

2,936

**62** <u>Layout</u>

Beds: **4 (4 )**Baths: **3.5 (3 1)** 

Style: 2 Storey

<u>Parking</u>

Ttl Park: 6
Garage Sz: 3

## **Utilities and Features**

Roof: Asphalt Shingle

Heating: **Forced Air** Sewer:

Ext Feat: Other

Construction:
Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Other

Int Feat: No Animal Home, No Smoking Home, Pantry

**Utilities:** 

## Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	Room	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`4" x 15`5"	Living Room	Main	18`1" x 13`4"
Dining Room	Main	15`5" x 11`4"	Den	Main	10`0" x 11`4"
Bonus Room	Upper	15`2" x 15`1"	Bedroom - Primary	Upper	14`11" x 13`6"
Bedroom	Upper	11`4" x 11`2"	Bedroom	Upper	12`0" x 11`6"
Bedroom	Upper	12`0" x 11`1"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"			

## Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: **2310635** 

Remarks

Pub Rmks:

Inclusions:

The Dunkirk by Cornerstone LXVRY Homes! The executive 2 storey homes boasts 5 bedrooms, 4 bathrooms. Bonus Room, Owner's Suite with ensuite and wardrobe, Games room in lower level. Triple car garage. This soon to be built home can be yours in the amazing community of Currie Barracks! With high end finishings that come standard, you will not be disappointed! Close to all major transportation routes and transit, amenities and schools, just a short commute to downtown! Reach out for more info on this beautiful quick possession home and how it can be yours!

N/A

Property Listed By: Real Broker

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