



THE
A-TEAM

**RE/MAX
FIRST**

338 BESSBOROUGH Drive, Calgary T3E 8H5

MLS® #: **A2167644**

Area: **Currie Barracks**

Listing Date: **09/20/24**

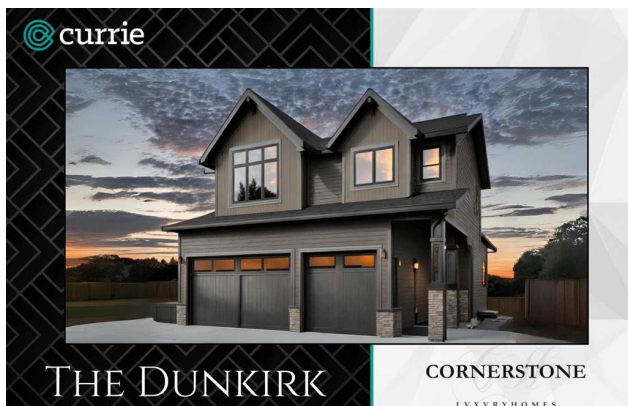
List Price: **\$1,978,898**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **5,520 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,936**
Low Sqft:
Ttl Sqft: **2,936**

DOM

8
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:
Lot Feat:
Park Feat: **Other
Triple Garage Attached**

Parking

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

Kitchen Appl: **Other**
Int Feat: **No Animal Home, No Smoking Home, Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`4" x 15`5"
Dining Room	Main	15`5" x 11`4"
Bonus Room	Upper	15`2" x 15`1"
Bedroom	Upper	11`4" x 11`2"
Bedroom	Upper	12`0" x 11`1"
4pc Ensuite bath	Upper	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	18`1" x 13`4"
Den	Main	10`0" x 11`4"
Bedroom - Primary	Upper	14`11" x 13`6"
Bedroom	Upper	12`0" x 11`6"
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

