



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**338 BESSBOROUGH Drive, Calgary T3E 8H5**

MLS®#: **A2167644**

Area: **Currie Barracks**

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

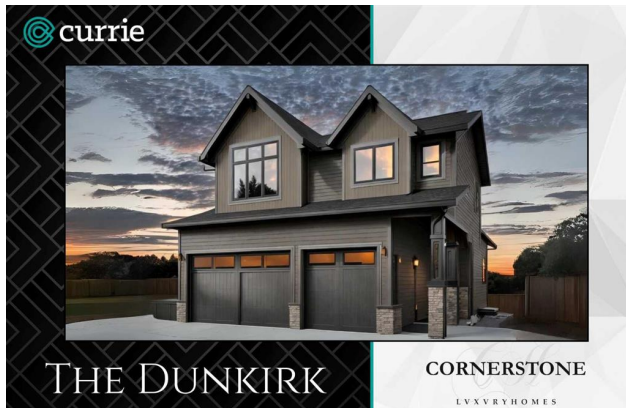
List Price: **\$1,978,898**

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

**62**  
Layout  
Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

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

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
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 15`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`5" x 11`4"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`2" x 15`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 11`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 11`1"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

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

