



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2167644**

Area: **Currie Barracks**

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

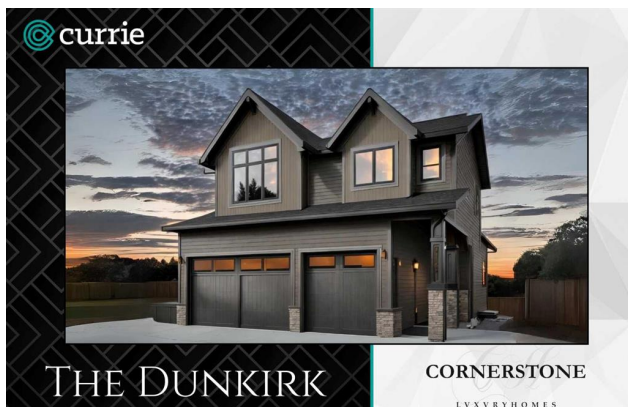
List Price: **\$1,978,898**

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

**55**  
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
<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>

Legal/Tax/Financial

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Title: **Fee Simple** Zoning: **R-1**  
Legal Desc: **2310635**

Remarks

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Pub Rmks: **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!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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