



THE
A-TEAM

**RE/MAX
FIRST**

227 CALAIS Drive, Calgary T3E7M3

MLS®#: **A2173401** Area: **Currie Barracks** Listing Date: **10/16/24** List Price: **\$1,859,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,230 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,564**
 Low Sqft:
 Ttl Sqft: **3,564**

DOM

98
Layout
 Beds: **6 (5 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Landscaped**
 Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Dishwasher,Dryer,Freezer,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Tankless Hot Water,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		5pc Bathroom	Second	
5pc Ensuite bath	Second		4pc Bathroom	Third	
4pc Bathroom	Basement		Dining Room	Main	12`0" x 18`6"
Kitchen	Main	21`8" x 14`3"	Mud Room	Main	5`9" x 10`2"
Den	Main	11`6" x 9`6"	Great Room	Main	19`10" x 14`6"
Bedroom - Primary	Second	16`0" x 14`6"	Bedroom	Second	11`11" x 11`4"
Bedroom	Second	11`11" x 11`4"	Bedroom	Second	12`0" x 10`9"
Laundry	Second	6`2" x 9`6"	Bonus Room	Third	23`8" x 14`6"

**Bedroom
Media Room**

**Third
Basement**

**11`6" x 9`9"
18`10" x 13`10"**

**Game Room
Bedroom**
Legal/Tax/Financial

**Basement
Basement**

**13`0" x 13`0"
11`10" x 10`10"**

Title:
Fee Simple
Legal Desc:

2111941

Zoning:
DC

Remarks

Pub Rmks:

Welcome to this stunning 3-STORY home offering 4352 sq ft of beautifully developed space, perfectly balancing luxury and functionality. Designed with both family living and entertainment in mind, this home features 6 BEDROOMS and 4.5 beautifully appointed bathrooms - ideal for accommodating the whole family. The main floor boasts a bright office space, thoughtfully seperated for privacy, making in perfect for working from home. The oversized great room complete with cozy gas fireplace, flows seamlessly into the large kitchen with separate pantry, while the dining room offers views of the backyard. A mudroom with separate entry adds convenience to daily living. On the second floor the luxurious primary bedroom welcomes you with DOUBLE DOORS, accompanied by three additional bedrooms. The third floor is an entertainers dream, featuring a bonus room, a wet bar, and an expansive COVERED OUTDOOR LIVING space, along with an additional bedroom and bathroom. Photos representative.

Inclusions:
Property Listed By:

**N/A
Bode Platform Inc.**

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