



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:

DOM

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

**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**