



THE
A-TEAM

**RE/MAX
FIRST**

223 CALAIS Drive, Calgary T3E7M3

MLS®#: **A2173635** Area: **Currie Barracks** Listing Date: **10/17/24** List Price: **\$1,908,800**
 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: **3,971 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,236**
 Low Sqft:
 Ttl Sqft: **3,236**

DOM

65
Layout
 Beds: **6 (4 2)**
 Baths: **5.5 (5 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Landscaped,Level**
 Park Feat: **Double 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,Dishwasher,Dryer,Gas Range,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,Pantry,Recessed Lighting,Soaking Tub,Tankless Hot Water,Walk-In Closet(s)**

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	
4pc Bathroom	Second		5pc Ensuite bath	Third	
4pc Bathroom	Basement		Dining Room	Main	11`8" x 17`0"
Den	Main	12`6" x 7`6"	Great Room	Main	14`10" x 15`6"
Bedroom	Second	13`0" x 12`0"	Bedroom	Second	11`0" x 12`0"
Bedroom	Second	11`0" x 12`0"	Bonus Room	Second	14`10" x 10`8"
Bedroom - Primary	Third	15`6" x 15`0"	Media Room	Basement	22`0" x 14`6"
Exercise Room	Basement	11`2" x 14`6"	Bedroom	Basement	11`6" x 13`0"

**4pc Bathroom
Office**

**Suite
Second**

11`8" x 10`8"

**Bedroom
Living Room**
Legal/Tax/Financial

**Suite
Suite**

**12`6" x 10`0"
11`10" x 13`2"**

Title:
Fee Simple
Legal Desc:

2111941

Zoning:
DC

Remarks

Pub Rmks:

Welcome to the Kennedy by Crystal Creek Homes. With OVER 4700 SQ FT of developed living space this beautifully finished home offers 6 bedrooms and 5.5 bathrooms across three spacious levels, providing the perfect blend of space, style and versatility. The main floor boasts an open living are, a chef-inspired kitchen and one of two dedicated work spaces - ideal for remote work or study. Upstairs two of the secondary bedrooms share a convenient JACK & JILL bath, accompanied by a third bedroom, an additional full bathroom, your second workspace and a versatile bonus room! The third level is a private retreat, featuring a VAULTED PRIMARY bedroom complete with a PRIVATE BALCONY for your morning coffee as well as a luxurious ensuite. As a bonus, this property includes a 1 bedroom above the detached garage, offering the perfect space for family or a nanny. This home seamlessly combines comfort, luxury and flexibility for today's lifestyle. Photos are 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