



THE
A-TEAM

**RE/MAX
FIRST**

222 CALAIS Drive, Calgary T3E 8H4

MLS® #: **A2176590** Area: **Currie Barracks** Listing Date: **11/01/24** List Price: **\$1,898,000**
 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: **4,752 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,161**
 Low Sqft:
 Ttl Sqft: **3,161**

DOM

50
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, Rectangular Lot**
 Park Feat: **Triple Garage Attached**
Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Concrete**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave Hood Fan, Stove(s)**
 Int Feat: **Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`8" x 14`0"	Kitchen	Main	20`9" x 15`10"
Dining Room	Main	15`10" x 14`3"	Pantry	Main	11`2" x 5`6"
2pc Bathroom	Main	6`2" x 5`4"	Entrance	Main	13`0" x 7`8"
Mud Room	Main	14`11" x 7`0"	Office	Main	11`2" x 8`0"
Covered Porch	Main	13`0" x 6`0"	Bonus Room	Upper	14`5" x 10`11"
Bedroom - Primary	Upper	14`0" x 14`0"	Walk-In Closet	Upper	10`7" x 6`5"
5pc Ensuite bath	Upper	12`0" x 11`7"	Bedroom	Upper	11`5" x 10`7"
Bedroom	Upper	11`5" x 10`7"	Laundry	Upper	11`7" x 6`5"
Balcony	Upper	13`0" x 4`0"	Bedroom	Third	10`0" x 11`2"
Office	Third	11`9" x 10`0"	Bedroom	Basement	12`0" x 13`0"

Exercise Room
4pc Bathroom

Basement
Third

10`0" x 12`0"
11`5" x 6`0"

4pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Main
Basement

6`0" x 11`0"
11`5" x 5`0"

Title:
Fee Simple
Legal Desc:

2111941

Zoning:
TBC

Remarks

Pub Rmks:

OPEN HOUSE: Dec 11th 2:00-5:00, Dec 14th 12:00-5:00, & Dec 13th 12:00-5:00.. Welcome to The Calais — a stunning 3-storey, custom-designed modern family home that redefines luxury living. Featuring a beautiful rooftop balcony with partial city views and partially covered outdoor living spaces on the third floor, this home maximizes its south and southwest exposure for year-round enjoyment. With 5 spacious bedrooms, 4.5 luxurious bathrooms, a triple-car garage with breezeway, and a fully finished basement, this home is nestled in the prestigious Currie Barracks, just 7 minutes from downtown Calgary. Begin your custom experience with Cornerstone Homes, proudly setting the highest standard of quality and craftsmanship in the community. Your journey includes up to 40 hours with a professional designer and a premium interior selection package, allowing you to customize every finish to match your vision. With additional lots, designs, and communities available, their flexible process ensures that any dream can come to life. Discover why Cornerstone Homes, an award-winning, family-owned builder, has earned the trust of over 350 families. Visit our showhome at 298 Bessborough Drive (Monday-Thursday 2-8 pm, Saturday-Sunday 12-5 pm) to experience their craftsmanship firsthand! Price includes lot, home, and GST.

Inclusions:
Property Listed By:

None
eXp Realty

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



