



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**333 BESSBOROUGH Drive, Calgary T3E 7M3**

MLS®#: **A2178081**

Area: **Currie Barracks**

Listing Date: **12/04/24**

List Price: **\$1,669,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **3,431**  
Low Sqft:  
Ttl Sqft: **3,431**

Lot Information

Lot Sz Ar: **3,293 sqft**  
Lot Shape:

DOM

**49**  
Layout  
Beds: **6 (5 1 )**  
Baths: **4.5 (4 1)**  
Style: **3 Storey**

Access:

Lot Feat: **Back Lane,Front Yard,Level,Street Lighting,Rectangular Lot**  
Park Feat: **Alley Access,Insulated,Triple Garage Detached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Rain Gutters**

Construction: **Silent Floor Joists,Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Window Coverings**  
Int Feat: **Bar,Breakfast Bar,Closet Organizers,Crown Molding,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"
Great Room	Main	54`8" x 44`7"
Den	Main	40`2" x 35`10"
Bedroom - Primary	Upper	50`0" x 40`5"

Room	Level	Dimensions
5pc Ensuite bath	Second	0`0" x 0`0"
5pc Ensuite bath	Third	0`0" x 0`0"
Kitchen	Main	55`0" x 37`2"
Dining Room	Main	51`5" x 45`11"
Foyer	Main	31`9" x 31`5"
Bedroom	Upper	39`8" x 36`8"

**Bedroom** Upper 39`8" x 39`1"  
**Bedroom** Upper 39`1" x 32`0"  
**Bonus Room** Upper 45`8" x 41`0"  
**Exercise Room** Lower 45`5" x 38`3"  
**Mud Room** Main 39`11" x 21`1"

**Bedroom** Upper 38`7" x 31`9"  
**Bedroom** Lower 40`2" x 36`1"  
**Flex Space** Lower 77`1" x 37`9"  
**Laundry** Second 27`1" x 26`10"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2310635**

Zoning: **DC**

Remarks

**Pub Rmks:** Absolutely Stunning NEW HOME in the Heart of Currie Barracks! Featuring the fine craftsmanship of Homes By Us builders, showcasing 4,500 sq.' of beautiful living spaces with 6 Bedrooms & 5 Full Baths! You'll be captivated immediately by the spacious Foyer welcoming you to the BRIGHT Interiors bathed in natural light. Kitchen is a culinary delight boasting Ceiling Height Cabinetry, Integrated Refrigerator, Built In Oven+ Microwave, 5 Burner Gas Cooktop with Recessed Range Hood & fabulous 10' x 5' Quartz Waterfall Island/Eating Bar. Gorgeous Dining & Great Rooms enjoy views of the Fireplace with its lovely, Curved Design artfully emulating that of the adjacent Kitchen range area. Stylish, functional Den, elegant Powder Room & awesome MUDROOM complete the Main. Ascending to the 2nd level you will discover 3 generously sized Bedrooms with 5 pce. ENSUITES. The Primary Bedroom is a serene escape, offering you Heated Floors, a Free-Standing Soaker Tub, Glassed Shower with Tiled Bench, Separate Toilet Room & spacious DRESSING ROOM. The secondary Bedrooms are roomy with large closets & share the cleverly designed Jack N' Jack Full Bath. Additionally there is lovely Bonus Room with Vaulted Ceiling as well as the convenient "A+" Laundry Room with Sink, Window + Lots of Custom Cabinetry. 3rd Floor comprises 2 terrific En-Suited Bedrooms with a wonderful Multifunctional Living area! - Perfect for teens, guests, or Hobby/Workspaces! Fully Developed Lower Level is a delight with a Wet Bar convenient to the Games/TV area, fabulous FITNESS ROOM plus an inviting Guest bedroom with Full Bath. So much wonderful Living Space & a Layout that offers numerous areas for privacy as well as gatherings! South deck accesses the TRIPLE CAR GARAGE. Just SOME of the many Exceptional Features include: 6" Baseboards throughout, Undermount Sinks, Kohler Fixtures, Loads of Window all with Custom Window Coverings, Security System. For families large or small, this home has it all + represents Great VALUE! Ideally located in Currie Barracks where residents enjoy nearby Parks/Playgrounds, Walking Paths, Off leash Dog Park, Day Care, restaurants & Clearwater Academy. Close to vibrant Marda Loop, MRU, excellent schools, transit + minutes to the downtown core. Don't Miss this Opportunity! (Some photos are of another of Builder's homes of the same plan.)

**Inclusions:** security system  
**Property Listed By:** RE/MAX Realty Professionals

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













