



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 TRASIMENO Crescent, Calgary T3E 8B9**

MLS®#: **A2178270**      Area: **Currie Barracks**      Listing Date: **11/15/24**      List Price: **\$1,998,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **4,267 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **3,442**  
 Low Sqft:  
 Ttl Sqft: **3,442**

DOM

**99**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **4.5 (4 1)**  
 Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped,Underground Sprinklers**  
 Park Feat: **Garage Door Opener,Insulated,Rear Drive,Triple Garage Detached**

Utilities and Features

Roof: **Flat,Membrane**  
 Heating: **High Efficiency,In Floor,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer**  
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Smart Home,Storage,Tankless Hot Water,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| Room             | Level | Dimensions      |
|------------------|-------|-----------------|
| Foyer            | Main  | 7`7" x 9`8"     |
| Kitchen          | Main  | 20`10" x 17`11" |
| Den              | Main  | 13`11" x 10`1"  |
| 2pc Bathroom     | Main  | 5`8" x 5`1"     |
| 5pc Ensuite bath | Upper | 13`11" x 13`3"  |

| Room              | Level | Dimensions     |
|-------------------|-------|----------------|
| Living Room       | Main  | 16`6" x 14`6"  |
| Dining Room       | Main  | 18`5" x 11`8"  |
| Mud Room          | Main  | 10`1" x 9`4"   |
| Bedroom - Primary | Upper | 18`6" x 18`5"  |
| Bedroom           | Upper | 11`11" x 10`1" |

|                             |              |                       |                     |              |                      |
|-----------------------------|--------------|-----------------------|---------------------|--------------|----------------------|
| <b>Bedroom</b>              | <b>Upper</b> | <b>11`11" x 10`8"</b> | <b>4pc Bathroom</b> | <b>Upper</b> | <b>10`7" x 5`3"</b>  |
| <b>Family Room</b>          | <b>Upper</b> | <b>23`9" x 22`0"</b>  | <b>Laundry</b>      | <b>Upper</b> | <b>9`8" x 6`1"</b>   |
| <b>4pc Bathroom</b>         | <b>Upper</b> | <b>11`11" x 9`3"</b>  | <b>Bedroom</b>      | <b>Upper</b> | <b>16`7" x 14`6"</b> |
| <b>Great Room</b>           | <b>Lower</b> | <b>27`7" x 19`7"</b>  | <b>Bedroom</b>      | <b>Lower</b> | <b>13`0" x 10`7"</b> |
| <b>Exercise Room</b>        | <b>Lower</b> | <b>13`6" x 9`3"</b>   | <b>4pc Bathroom</b> | <b>Lower</b> | <b>8`8" x 5`3"</b>   |
| <b>Furnace/Utility Room</b> | <b>Lower</b> | <b>14`2" x 11`9"</b>  |                     |              |                      |

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **DC**  
 Legal Desc: **1612317**

Remarks

Pub Rmks: **Welcome to your new oasis of luxury living nestled in the heart of the vibrant community of Currie Barracks. Crafted by Crystal Creek Homes, this meticulously designed home offers a seamless blend of modern elegance and sophisticated comfort, a space you'll love to call your own. Step inside to discover an open-concept featuring high-end finishes, expansive windows that flood the home with natural light. The gourmet kitchen is a culinary haven equipped with top-of-the-line appliances, massive Quartz topped island and abundance of cupboards. Designed for both entertaining and everyday living, the open concept seamlessly connects the living and dining areas, offering versatility and functionality. A tucked away office/den provides a quiet spot to work from home and a highly functional mud room/storage/closet area leading out to the sunny back patio make up the main floor. Retreat to the primary suite, where luxury knows no bounds. Here, you'll discover a generously sized walk-in closet and a lavish 5-piece ensuite bathroom. Indulge in the spa-like ensuite, complete with a double vanity, standalone tub, oversized shower, heated bathroom floors and a private balcony. The second floor hosts 2 bright bedrooms, large laundry room with a sink and folding area. The third floor is an entertainer's dream, featuring a massive bonus room that opens to a rooftop patio, complete with a bar area. Another bedroom and full bathroom round out the space, making it perfect for family gatherings and fun. This stunning property boasts a fully developed lower level, adding an extra layer of versatility. The space is illuminated by sunshine pouring through the huge windows, large family room with a wet bar, glass enclosed gym, spacious bedroom and a full bathroom. Enjoy peace of mind with superior energy efficiency, courtesy of triple-pane windows, a high-efficiency furnace with a 4 zone system. Built Green Silver Standard. Experience the pinnacle of modern living with the state-of-the-art Smart Space System. The backyard has a private patio, complete with unground sprinklers, landscaped and composite fencing, offering tranquil retreat. Above the triple garage is a legal carriage suite (720sqft) built by the builder with the same finishings as the home. The legal suite has 1 bedroom, full kitchen and bathroom, in-suite laundry and loads of natural light with its own patio. Situated in a prime location, fronts onto green space, close to MRU, walking/biking paths, restaurants, excellent schools, and easy access to the downtown core, convenience meets comfort in this exceptional home!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Landan Real Estate**

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



















