



THE
A-TEAM

**RE/MAX
FIRST**

219 CALAIS Drive, Calgary T3E8H4

MLS® #: **A2188141** Area: **Currie Barracks** Listing Date: **01/16/25** List Price: **\$1,839,000**
 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: **3,928 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,197**
 Low Sqft:
 Ttl Sqft: **3,197**

DOM

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

Parking

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

Access:
 Lot Feat: **Back Lane, Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Cement Fiber Board, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator**
 Int Feat: **Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	Dining Room	Main	17`0" x 11`8"
Great Room	Main	14`10" x 15`6"	Den	Main	7`6" x 12`6"
Kitchen	Main	14`10" x 16`0"	Pantry	Main	9`8" x 9`0"

Mud Room
 Bedroom
 Bonus Room
 Laundry
 Bedroom
 Exercise Room

Main
 Upper
 Upper
 Upper
 Basement
 Basement

7`4" x 8`0"
 11`0" x 12`0"
 14`10" x 10`8"
 7`1" x 11`0"
 11`6" x 13`0"
 11`2" x 14`6"

Bedroom
 Bedroom
 Flex Space
 Bedroom - Primary
 Storage
 Media Room

Upper
 Upper
 Upper
 Upper
 Basement
 Basement

13`0" x 12`0"
 11`0" x 12`0"
 11`8" x 8`2"
 15`0" x 15`6"
 7`0" x 12`6"
 14`6" x 22`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

2111941

Zoning:
DC

Remarks

Pub Rmks: **Welcome to the Kenedy by Crystal Creek Homes. This 4125 square foot beauty offers 5 bedrooms, 4.5 bathrooms. This masterpiece showcases exceptional design, high-end finishes. Every nook and cranny are carefully calculated and designed to showcase this exceptional product. The highlight of this home is the breezeway garage to house corridor (so no bringing your groceries inside in 2 feet of snow!). speaking of garages this garage is a 2 ½ car garage, just perfect for your work bench and extra storage space alongside your 2 vehicles. Its modern farmhouse style exterior exudes curb appeal, while inside, this home is warm and cozy. It has an inviting foyer which opens to a great room with a gorgeous full-height stone fireplace. As well as a stunning designer kitchen. The 2nd floor has 3 bedrooms and the 3rd floor primary ensuite is the oasis spa retreat that every homeowner dreams of. Photos are representative.**

Inclusions:
 Property Listed By: **N/A
 Bode**

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







