

319 NORMANDY Drive, Calgary T3E 8G8

MLS®#:	A2197437	Area:	Currie Barracks	5	2/27/25	List Price: \$1,995,000				
Status:	Active	County:	Calgary	Date: Change: N o	one	Association: Fort McMurray				
	Rim-			General Inform				DOM		
	Same Barris	Start -		Prop Type:	Residentia	I		0		
*****			<u>/-</u>	Sub Type:	Detached			<u>Layout</u>		
		the states of th		City/Town:	Calgary	Finished Floor Area		Beds:	5 (2 3)	
				Year Built:	2022	Abv Sqft:	3,335	Baths:	5.0 (5 0)	



General Information				DOM	
Prop Type:	Residential			0	
Sub Type:	Detached			<u>Layout</u>	
City/Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	5 (23)
Year Built:	2022	Abv Sqft:	3,335	Baths:	5.0 (5 0)
Lot Information		Low Sqft:		Style:	2 Storey
Lot Sz Ar:	4,305 sqft	Ttl Sqft:	3,335		
Lot Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	4
Access:					
Lot Feat:	Back Lane,Back	Yard,Corner Lot			
Park Feat:	Garage Faces Re	ar,Garage Faces Sid	e,Heated Garage,Ins	ulated,Quad or More At	tached

Roof:	Asphalt Shingle		Construction:		
Heating:	Forced Air,Natural Gas		Cement Fiber Board		
Sewer:			Flooring:		
Ext Feat:	Private Entrance		Carpet,Tile,Vinyl Pla	ink	
			Water Source:		
			Fnd/Bsmt:		
			Poured Concrete		
Kitchen Appl:	Bar Fridge,Built-In O	ven, Dishwasher, Dryer, Electric	: Cooktop,Garage Control(s),Induction	on Cooktop,Microwave,Refrigera	itor.Washer
	Built-in Features,Do	uble Vanity,High Ceilings,Kitch	nen Island,Open Floorplan,Pantry,So	oaking Tub,Storage,Vaulted Ceil	-
	Built-in Features,Do	uble Vanity,High Ceilings,Kitch	nen Island,Open Floorplan,Pantry,So Room Information	oaking Tub,Storage,Vaulted Ceil	-
Int Feat: Utilities: 	Built-in Features,Do	uble Vanity,High Ceilings,Kitch		baking Tub,Storage,Vaulted Ceil	-
Utilities: <u>Room</u>			Room Information <u>Room</u>		ing(s),Wet Bar,Wired for Sound
Utilities:		Dimensions	Room Information <u>Room</u>		ing(s),Wet Bar,Wired for Sound

Remarks

Pub Rmks:

A bright and spacious modern farmhouse home with a legal 2-bedroom carriage house over the 4-car garage and a fully finished basement with its own large kitchen and private access. The main house has 10-ft ceilings and 8-ft doors on all three levels. All three kitchens have high-end cabinetry with dovetailed drawers and guartz counters (as well as in all bathrooms and the laundry room). The main floor also features a beautiful dining room, an office near the front entryway (with a closet, so it could be a main floor bedroom if needed), and a full bathroom with an oversized shower on the main floor. Upstairs are two large bedrooms, each with its own ensuite. The primary ensuite features a unique dormer window, a deep stand-alone soaker tub below, a huge oversized tiled shower with built-in stone shower seat, and two sinks. Primary WIC is connected to the upper laundry, with ample cabinetry, a huge sink, and plenty of space for hanging clothes, plus a builtin ironing board. The 2nd bedroom ensuite is architecturally beautiful with its super-tall ceiling and dormer window. The super-bright basement with huge windows could be used as an (illegal) suite, with its own private entry and separate laundry, or for an older child or in-laws wanting their own space. The carriage house has spectacular tall ceilings soaring over 20 feet with dormer windows on two sides. It is a stunning open-concept design with a modern kitchen, large island, and an open great room with a corner gas fireplace. Two bedrooms, with laundry built-in to the primary WIC and connected to the ensuite. This home truly must be seen to appreciate the extra finishing details throughout, including all custom-tiled showers, three bar fridges, four fireplaces, multiple finished storage areas, and over 700 gemstone lights around the exterior, which is practically maintenance-free. Hardie-board exterior, deep concrete and parged window wells, Trex deck (with outdoor butane fireplace and roughed-in for a hot tub, and Xeriscape landscaping including five 20-ft Swedish Aspens, seven synthetic 8-ft cedars, and seven synthetic bushes of various sizes and shapes, plus much more! The garage is divided into one double and two singles, and they're all heated. These can be set up so the carriage house has its own private access to its own single-car garage, for example. Currie Barracks is a unique inner-city community offering low-maintenance living while being surrounded by excellent schools, including MRU, as well as a nearby dog park, skating rink, children's play area, and excellent dining choices within the community. This is a unique opportunity to own a stunning, beautiful home with a multitude of options for renting or for extended family. All window coverings, Appliances include (in total) 3 X bar fridge, 2 X BI oven, 3 X dishwasher, 2 X electric cooktop, 1 X induction cooktop, 3 X I microwave, 3 X refrigerator, 3 X washer, 3 X drver **RE/MAX Realty Professionals**

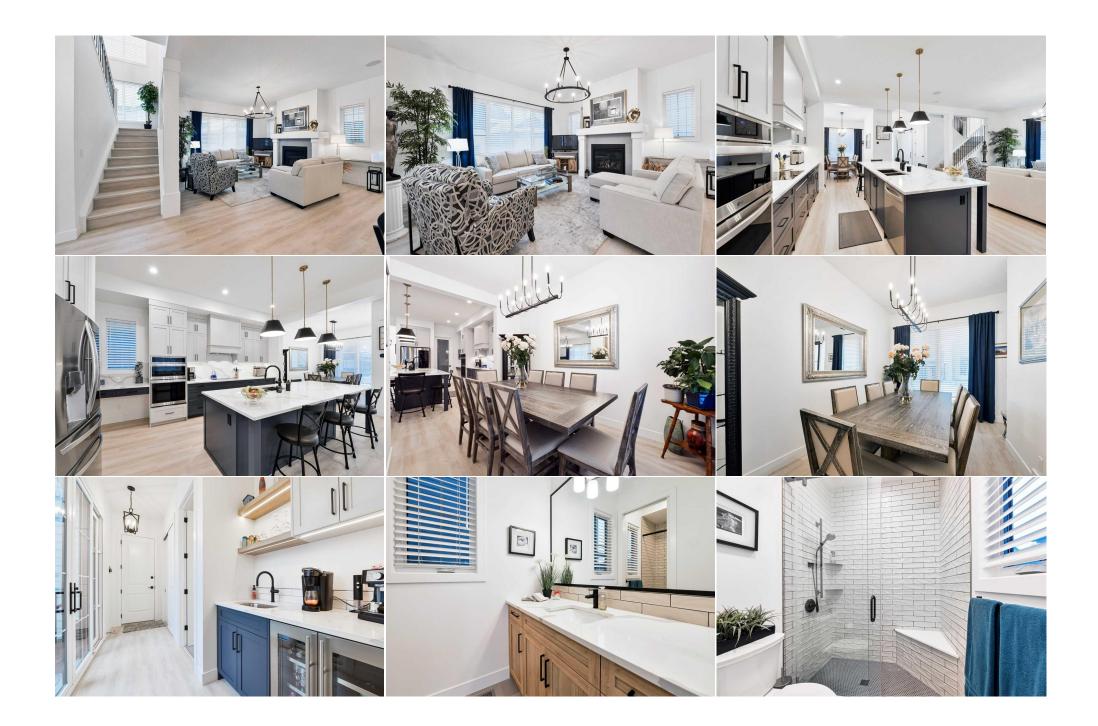
Inclusions:

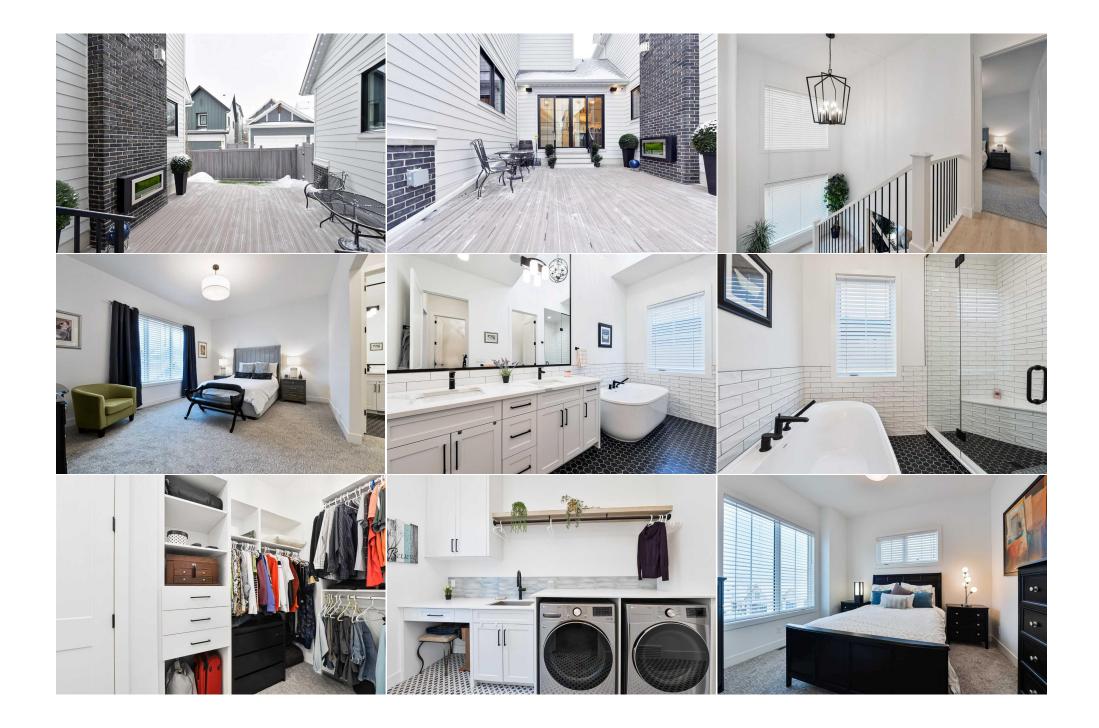
Property Listed By:

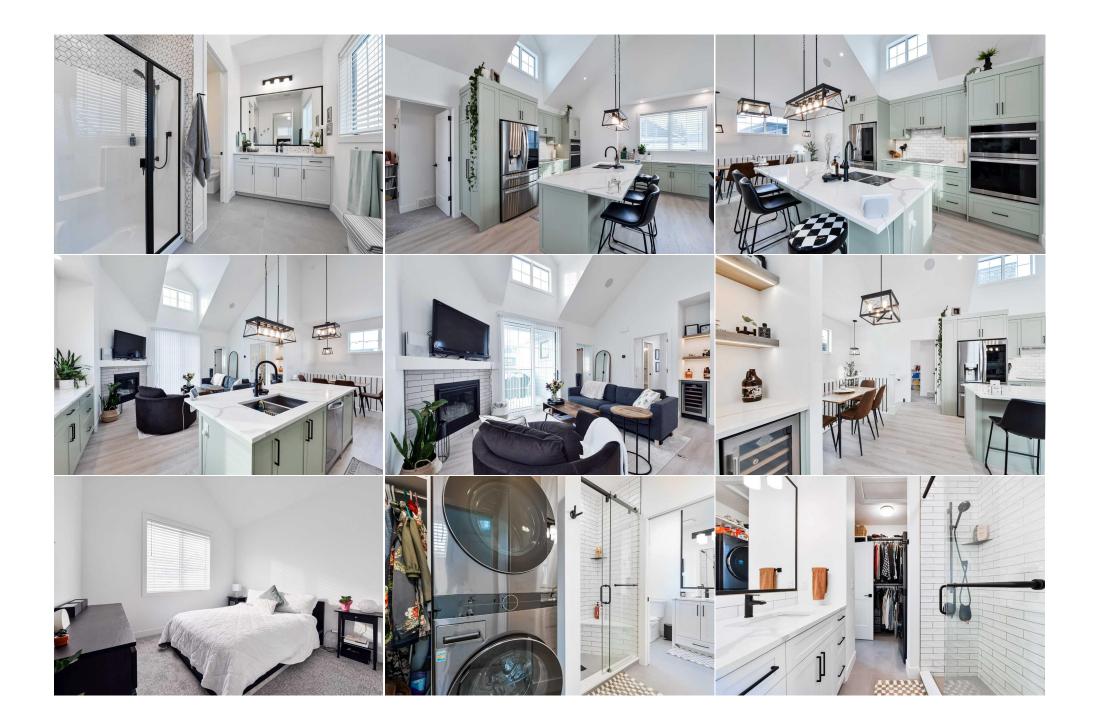


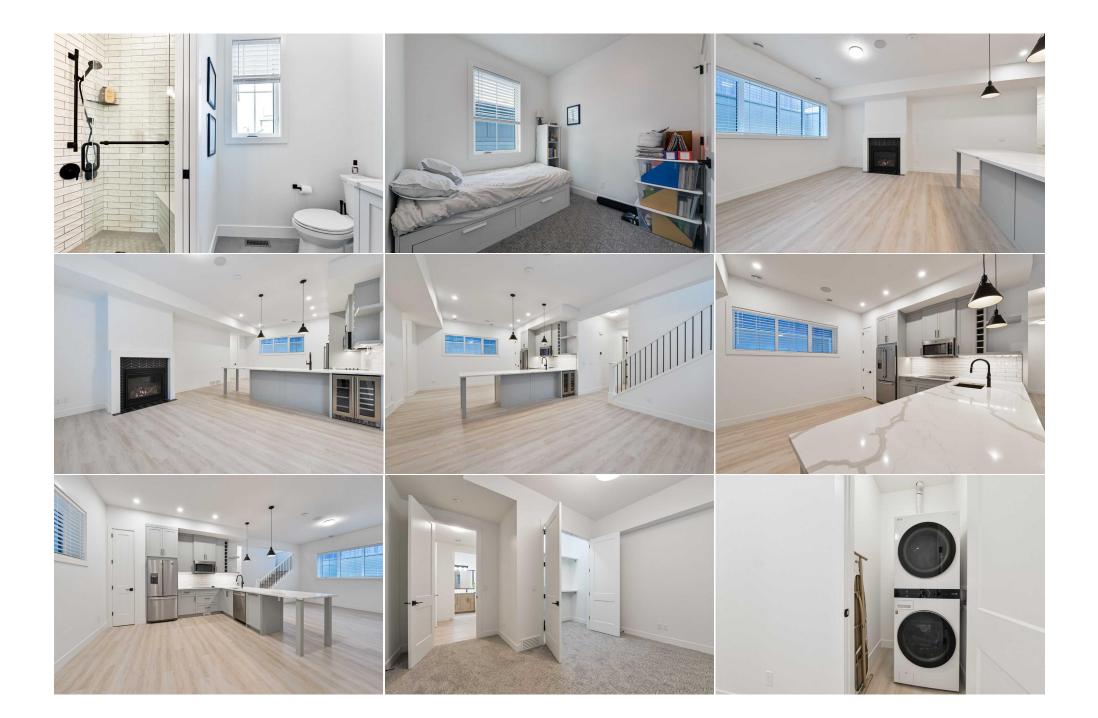


























319 Normandy Dr SW, Calgary, AB Exterior Area 1375.21 sq ft Interior Area 1232.19 sq ft Excluded Area 1073.40 sq ft

Main Floor



