

## 336 NORMANDY Drive, Calgary T3E 7J6

MLS®#: **A2201420** Area: **Currie Barracks** Listing **03/17/25** List Price: **\$2,250,000** 

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: Detached

City/Town:CalgaryFinished Floor AreaYear Built:2025Abv Sqft:3,321

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: **3,959 sqft** Ttl Sqft: **3,321** 

Lot Shape:

Access:

Lot Feat: Back Lane,Street Lighting
Park Feat: Double Garage Detached

<u>DOM</u>

22 <u>Layout</u>

Beds: 4 (3 1 ) Baths: 3.5 (3 1)

Style: 3 (or more) Storey

<u>Parking</u>

Ttl Park: 2
Garage Sz: 2

**Utilities and Features** 

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Brick, Cement Fiber Board, Composite

Siding, Stucco, Wood Frame

Flooring:

Carpet, Hardwood Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Bar Fridge, Built-In Oven, Built-In Refrigerator, Convection Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Washer/Dryer

Int Feat: Bar.Built-in Features

Balcony

Sewer:

Ext Feat:

Utilities:

**Room Information** 

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<b>Dimensions</b>
Living Room	Main	17`11" x 14`10"	Foyer	Main	8`3" x 8`4"
2pc Bathroom	Main	6`5" x 5`8"	Dining Room	Main	12`11" x 16`4"
Kitchen	Main	11`6" x 17`9"	Pantry	Main	5`6" x 8`11"
Mud Room	Main	5`0" x 8`11"	Walk-In Closet	Main	10`11" x 5`2"
Living Room	Second	16`10" x 14`10"	Laundry	Second	9`0" x 6`7"
5pc Bathroom	Second	9`0" x 11`10"	Bedroom	Second	11`11" x 14`0"
Bedroom	Second	11`11" x 14`0"	Bedroom - Primary	Third	14`8" x 15`0"
5pc Ensuite bath	Third	11`2" x 11`7"	Walk-In Closet	Third	8`9" x 8`3"
Bonus Room	Third	10`0" x 8`2"	Living Room	Basement	16`7" x 14`2"
Game Room	Basement	8`3" x 12`3"	4pc Bathroom	Basement	7`11" x 8`8"
Flex Space	Basement	10`1" x 11`9"	Bedroom	Basement	12`6" x 11`5"
Furnace/Utility Room	Basement	9`7" x 19`0"			
		Legal/T	ax/Financial		

Title: Zoning: **Fee Simple** DC 2011437

Remarks

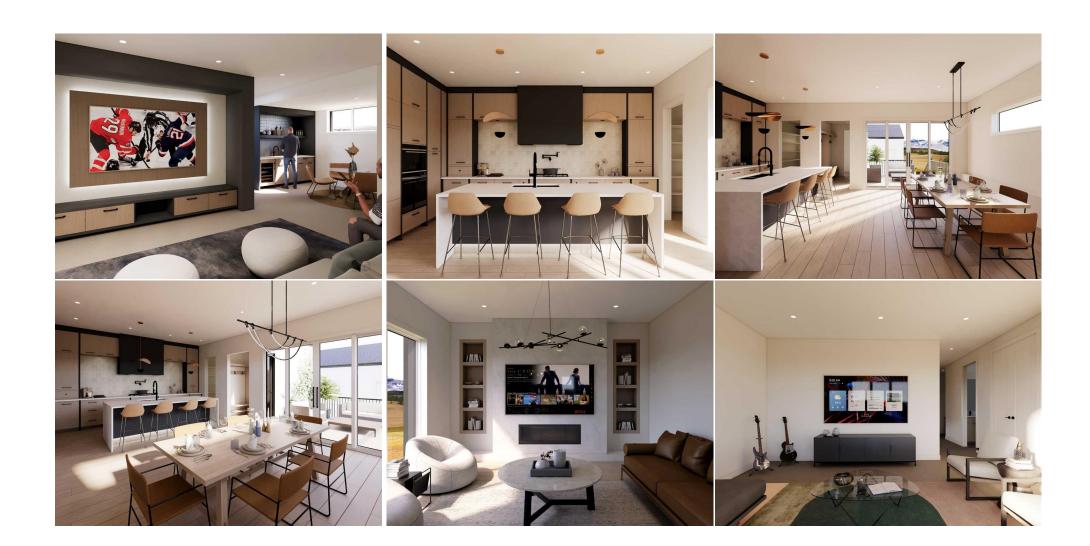
Pub Rmks:

Legal Desc:

QUICK POSSESSION\*\*\* Discover this stunning Scandinavian custom-built home by Dominium Residential, situated in the wonderful community of Currie. Less than 10 minutes to Downtown Calgary This residence has been meticulously crafted with great passion and professional design, standing as a quintessential monument to fine luxury living. As you approach, you'll be welcomed by an uber contemporary elevation and curb appeal, setting the tone for the elegance that lies within. With 3321 SQ FT ABOVE GRADE and over 4,400 SQ FT of developed living area, this home offers an abundance of space for modern living. The kitchen radiates affluence, featuring a one-of-a-kind design with a WATERFALL island, a FISHER & PAYKEL BUILT IN PANEL COVERED FRIDGE & FREEZER, a NATURAL GAS STOVE, with A POT FILLER, a built-in convection oven and a speed oven/microwave. The contemporary two-tone custom cabinetry is finished with under-cabinet lighting, making it a chef's dream. The SPACIOUS LIVING ROOM is tastefully finished with built-ins, a cozy fireplace, and a STRIKING LIGHTING FIXTURE that complements the space like jewelry. Enjoy views of the beautiful streetscape from this inviting living area. The stairway is equipped with stairway lighting ensuring additional safety at night. The DOUBLE CAR GARAGE is fully finished with paint and EPOXY FLOORING, providing a polished and functional space for your vehicles. This home is roughed in for advanced technologies such as Alexa voice commands, and includes wiring for CAMERAS, FOUR -TWO SPEAKER ZONES, INDOOR-CEILING SPEAKERS with woofers, OUTDOOR SPEAKERS FOR THE DECK area, and myQ garage door openers that allow remote access from your phone, along with a Wi-Fi irrigation system. The elegant ensuite embraces you with the touch of WARM HEATED FLOORS, featuring a large double vanity with custom mirrors, and a distinguished freestanding tub with an in-wall faucet, ensuring a comforting experience. The upper floor boasts a great laundry room, a storage closet, a bathroom, and two generous-sized bedrooms. The breathtaking lower level is the perfect venue for entertaining or relaxation, featuring CUSTOM BUILT-INS, A GRAND WET BAR, and an abundance of natural light. It also includes a large flex room and an additional bedroom. Situated in Currie Barracks, one of Calgary's finest inner-city communities, you'll enjoy access to parks, dog parks, walking/bike trails, and access to over 12 schools accommodating children from pre-school to senior high school. This exceptional home combines elegant design and modern conveniences, making it a must-see for any discerning buyer. Don't miss your chance to make this luxury residence your own!

Inclusions: N/A

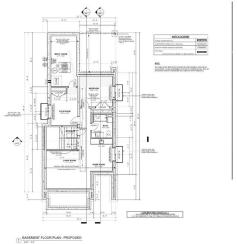
Property Listed By: Real Broker

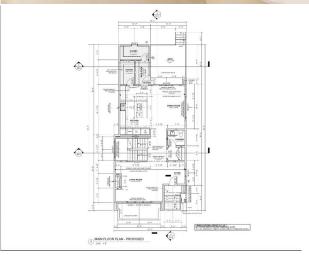


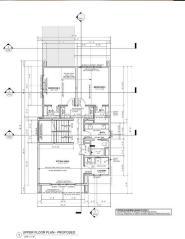


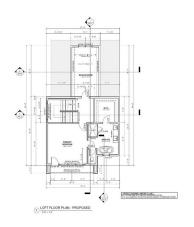




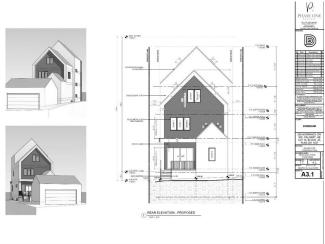


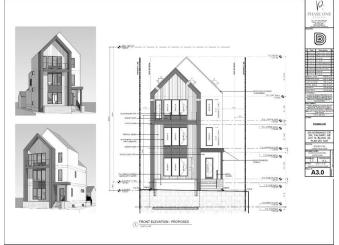




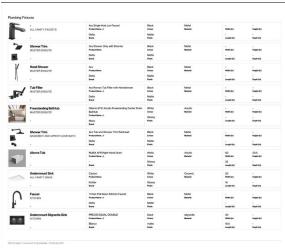












$\wedge$	Faucet	Trinsic Pull Down Kitchen Faucet		Black		Motel			
1,	LAUNDRY ROOM	ProductName of Delta Brand		Black Colour Matte Freeh		Motal Moteral		Wells (in)	Height (H)
								Langth (in)	Depth (rs)
	Pot Filler KITCHEN	Contemporary Wall Mount Pot Fill Product Name &	lor	Black Colour		Metal Material		- Width (m)	Height (In)
-		Delta Brand		Matte				Langth End	Depth Srd
	Undermount silgranite sink	Lhan Laundry Sink		Anthracite		Shranta		99	-
•	LAUNDRY ROOM	Liven Loundry Sink ProductName &		Colour		Sigranite Moretal		Wellington	Height (m)
-		Blanco Brand		Matte Freih				17 Length (In)	12.5 Depth (in)
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		Brand						Langth (in)	Depth (in)
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		Blanco Brend		Matte Free				16 Length Dril	- Death first
^	BerEnnet					Metal			
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int									
	Paint	Interior Paint Product Name		OC-26 Silver Satir Color					
	WALLS	Product Name Benjamin Moore Brand		Eggshell Freeh		Motorial		Width (w)	Height (In)
	*	Brand		Plean				Length (In)	Depth (in)
	Lacquer INTERIOR DOORS, BASEBOARDS AND	Interior Paint Product Name		OC-26 Silver Satir Color		Monda		- Well-(re)	Height (H)
	CASINGS	Benjamin Moore Brand		Low Sheen				- Length (in)	Depth Set
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	Paint CELINGS	Interior Paint Product Name		Ceiling White		- Montal		- Wells (m)	- Height (m)
/		Benjamin Moore Brand		Eggshell Free				Length (in)	-
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erior Door		Benjamin Moore Bred  Canbie Krob  Produktions #	Black Color		Metal Metal	Maria	William (4)		
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R. S. San	Carpet	Finishing Touch	Greige			
	BASEMENT, SECONDARY BEDROOMS, LOFT	Product Name Dreamweaver	Greige	Material	Width (se)	ight (in)
10916		Band	Pean		Langth (H) De	M-04
	Engineered Hardwood MAIN FLOOR, MASTER BEDROOM	Classic Series Produt Name	Coastal Fog	Market	7.5 - Waterjee Per	ger (m)
		NovaBelle Reed	Brushed Free			M-04
			-		Company Co.	
ile						
	Wall Tile MASTER ENSUITE SHOWER WALL AND TUB	Ara Stone Product Name	Black Wire Natural Great	Porcelain Material		ye bu
N.	SUPROUND	Julian Tile Brand	Free		45 - Camptions De	pa (r)
	Colling Tile	Ara Stone	Black Natural			
	MASTER ENSUITE SHOWER CEILING	Product Name	Glack Natural Grave	Porcelain Montel		ger (re)
		Julian Tile Brand	Fran		24 - Langh(n) De	men .
	Floor Tile	Toonie Matte Black Productileme d	Black Celear	Porcelain	12 - William Stell	upo (m)
	ENSUITE SHOWER FLOOR AND NICHE, BASEMENT AND UPPER SHARED BATH NICHES	Julian Title	Matte	Maria	12 .	
900000	NO-ES	Brand	Fresh		Longth (H) (H)	e ou
	FloorTile	Au Stree	White Polished	Burnelin		
	MASTER ENSUITE FLOOR	Ana Stone Product Name	Critical	Porcelain Material		upon (ini)
		Julian Tile Brand	Glossy Fresh		48 - De Langthúni De	pin Gra
	Wall Tile	Simplicity Product Name	Black Color	Ceramic	4 .	ger (re)
	BASEMENT WASHROOM, UPPER FLOOR WASHROOM	Tile and Stone Source	Matte	Meterial	26	
-	2	Basi	Fresh		Langth (H) De	1004
	Floor Tile BASEMENT WASHROOM, UPPER FLOOR	Fobrika Produktione	White Crime	Porcelain Material	24 - Water to	get (m)
	WASHROOM	Autian Title	Matte		24 .	
		Band	Freich		Lampbidos De	m64
	Floor/Wall Tile	Nyuma Product Name	Tale Orion	Porcelain Montel	12 - Wildrafel Inc	un (n)
	MUD ROOM FLOOR, LAUNDRY ROOM, BASEMENT BAR FLOOR	Julian Tile Brand	Mutto Free		24 .	year
	Pendant Light KITCHEN ISLAND	Azure Product Name Quoizel	Crésur Matte From	Motorial	13.5 warm (re) 13-46 Langth (re)	Heapter (Inc)
	Pendant Light	4LT Incard 2 Tier Pendant, MB w/ BK Shade	Disck		20	20
	MASTER BEDROOM LIGHT	ProductName of	Color	Material	April 143	Height (hi)
		Dainolite Brand	Free		Langth (In)	Depth (In)
7	Linear Pendant	Aryas 60" Pendant ProductName of	Black	Metal	175" Wido Sei	21-46"
07	DINING ROOM PENDANT	ProductName &	Colour	Meterial		Height (In)
		Kuzoo	Matte		60	
		Kazoo Band	Matte From		60 Length (in)	Depth (H)
-	Vanity Light POWDER ROOM	Kuzoo Band Caldwell 3-Light Probat Name	Matte From Black Crime	Metal Montel	60 Length (re) 24 Waters (re)	Depth (in) S Height (in)
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	Vanity Light FOWDER HOOM Marky Light MASTER ENSUITE	Basel Caldwell 3-Light Product Name Sancy House Basel Caldwell 2-Light Product Name	From  Black Colour Matte From  Black Colour	Metal Metal Metal Metal	Langth (re) 24 Waters (re)	S Height (H)
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	Vanity Light MASTER ENSUITE Flush Mount Ceiling Light	Sout Coldwell 3-Light Productions Surphy House Sees Productions Coldwell 2-Light Productions Surphy House Sees Surphy House Sees Surphy House Sees Sees Sees Sees Sees Sees Sees S	From  Dlack Color Motto From  Black Color Matto From  Matto	Metal Metal Metal	Laught (right)  24  Water (right)  - Laught (right)  15  Water (right)  - Laught (right)	S Height (no) - Depth (no) S Height (no) - Depth (no)
	Vanity Light MASTER ENSUITE	Short Cadentil 3 Light Cadentil 3 Light Sarry Molace Base Cadentil 2 Light Sarry Molace Sarry Mo	From  Diack Colum Matte From  Diack Colum From  Black Colum From  Black and Gold Colum Matte Matte Matte From  Black and Gold Colum	Metal Metal Metal	Laugh (r)  24  Water (r)  Laugh (r)  15  Water (r)	5 Height (no) - Depth (no) 5 Height (no) - Depth (no) 3 Height (no)
	Vanity Light MASTER ENSURE  Flash Mount Celling Light MASTER ENSURE OVER TUB	Shared Sulphile Collection Sulphile Shared Sul	Free  Dlack Chain Matte Free  Black Chain Free  Black Chain Matte Free  Black and Gold Chain Matte Free  Matte Free  Black Free  Free  Free  Free  Free  Free  Free  Free  Black Free  Free  Free  Black Free  Free  Free  Black Free  Black Free  Free  Black Fre	Metal Metal Metal	Length Gel 24 sette to the control of the control o	S Height (no) - Depth (no) S Height (no) - Depth (no)
	Vanity Light MASTER ENSURE Flush Mount Ceiling Light MASTER ENSURE OVER TUB Step Light	Short Cadentil 3 Light Cadentil 3 Light Sarry Molace Base Cadentil 2 Light Sarry Molace Sarry Mo	From  Diack Colum Matte From  Diack Colum From  Black Colum From  Black and Gold Colum Matte Matte Matte From  Black and Gold Colum	Metal Metal Metal	Laugh (r)  24  Water (r)  Laugh (r)  15  Water (r)	5 Height (no) - Depth (no) 5 Height (no) - Depth (no) 3 Height (no)
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	Verby Light Mantitot leasure  Flash Mount Celling Light Mantitot leasure over 1 sill  Step Light Front 1001  Coldon Wall Light Front 10001  Coldon Wall Light Fred 10001	College Supplement Sup	Family  Block  Marine Frant  Block  Marine Frant  Block  Marine Frant  Block  Glock  Glock  Glock  Glock  Glock  Glock  Glock  Marine  Block  Glock  Glock  Glock  Glock  Glock  Glock  Glock  Marine  Block  Glock  Glock  Glock  Glock  Glock  Glock  Glock  Marine  Block  Glock  Glock  Glock  Glock  Glock  Glock  Glock  Marine  Block  Glock  Glock  Glock  Glock  Glock  Glock  Glock  Marine  Block  Glock  Glock  Glock  Glock  Glock  Glock  Glock  Marine  Block  Glock  Glock  Glock  Glock  Glock  Glock  Glock  Marine  Block  Glock  Glock  Glock  Glock  Glock  Glock  Glock  Marine  Block  Glock  Glock  Glock  Glock  Glock  Glock  Glock  Marine  Block  Glock	Metal	Logistic Logistics Committee Committ	S mayor (so)  S mayor (so)  S mayor (so)  S mayor (so)  They (so)
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	Wall Tile	District Cobblestone				
	Wall Tile KITCHEN BACKSPLASH	ProductName	White Colour	Porcelain Moveled	12 Web 64	Height Crit
		Julian Tile Brand	Matte From		12 Length (in)	Depth (in)
	Floor/Wall Tile	Sult Stone White Natural	White	Ceramic	24 Week (ng	
	LIVING ROOM FIREPLACE HEARTH AND WALLS	Salt Stone White Natural ProductName of	Colour	Motorial		Height (in)
		Julian Title Breef	Matte Free		48 Length (n)	Depth (In)
_	Wall Tile	1 20				
	BAR BACKSPLASH	Pigmento Productione	Niero Crinur	Porcelain Moveled	4 Wom (re)	thought (in)
		Julian Tile Bred	Matte Free		4 Length (in)	- Depth (m)
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	HPL MDF Panel KICKS, RISERS, GABLES	PET Ultra Productions	Black	HPL Morest	Water (re)	People (n)
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binet Hard	twore					
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-	LARGE CABINET PULLS	Morathon Marathon	Matte Press	Month		Height (In)
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	Cabinet Pull	Kanda 9615 16Omm	Black Colour	Metal	WWD 04	- Perger Del
-	SMALL CABINET PULLS	Marathon Hardware Breed	Matte Free			
			Felials		Length (n)	Depth (in)
	Knob KITCHEN	Iona 9632 29mm	Black Colour	Metal Metal	- wmps	- Neight (m)
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