



THE
A-TEAM

**RE/MAX
FIRST**

336 NORMANDY Drive, Calgary T3E 7J6

MLS® #: **A2201420**

Area: **Currie Barracks**

Listing Date: **03/17/25**

List Price: **\$2,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,959 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,321**

Low Sqft:

Ttl Sqft: **3,321**

DOM

22

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **3 (or more) Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane, Street Lighting**

Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **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**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`11" x 14`10"
2pc Bathroom	Main	6`5" x 5`8"
Kitchen	Main	11`6" x 17`9"
Mud Room	Main	5`0" x 8`11"
Living Room	Second	16`10" x 14`10"
5pc Bathroom	Second	9`0" x 11`10"
Bedroom	Second	11`11" x 14`0"
5pc Ensuite bath	Third	11`2" x 11`7"
Bonus Room	Third	10`0" x 8`2"
Game Room	Basement	8`3" x 12`3"
Flex Space	Basement	10`1" x 11`9"
Furnace/Utility Room	Basement	9`7" x 19`0"

Room	Level	Dimensions
Foyer	Main	8`3" x 8`4"
Dining Room	Main	12`11" x 16`4"
Pantry	Main	5`6" x 8`11"
Walk-In Closet	Main	10`11" x 5`2"
Laundry	Second	9`0" x 6`7"
Bedroom	Second	11`11" x 14`0"
Bedroom - Primary	Third	14`8" x 15`0"
Walk-In Closet	Third	8`9" x 8`3"
Living Room	Basement	16`7" x 14`2"
4pc Bathroom	Basement	7`11" x 8`8"
Bedroom	Basement	12`6" x 11`5"

Legal/Tax/Financial

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

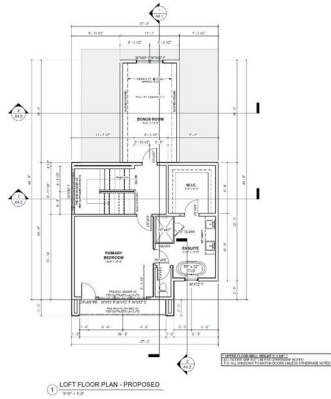
Remarks

Pub Rmks: **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**

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





P. PHASE ONE
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







A3.0




















Plumbing Fixtures











	ALL VARIETY FAUCETS Production #	Black Chrome Metal White	Metal Metal Metal Metal	- - - -	Wash-Bat Wash-Bat Wash-Bat Wash-Bat	Height-Std Height-Std Height-Std Height-Std
	Shower Tray MASTER ENCLITE	Acrylic Drops Drops	Acrylic Metal Metal	- - -	Wash-Bat Wash-Bat Wash-Bat	Height-Std Height-Std Height-Std
	Hand Shower MASTER ENCLITE	Acrylic Production #	Black Chrome Metal White	- - - -	Wash-Bat Wash-Bat Wash-Bat Wash-Bat	Height-Std Height-Std Height-Std Height-Std
	Tub Filler MASTER ENCLITE	Acrylic Drops Drops	Acrylic Metal Metal	- - -	Wash-Bat Wash-Bat Wash-Bat	Height-Std Height-Std Height-Std
	Freestanding Bathtub MASTER ENCLITE	Acrylic Drops Drops	Acrylic Metal Metal	- - -	Wash-Bat Wash-Bat Wash-Bat	Height-Std Height-Std Height-Std
	Shower Tray BASEMENT AND UPPER FLOOR BATH	Acrylic Drops Drops	Acrylic Metal Metal	- - -	Wash-Bat Wash-Bat Wash-Bat	Height-Std Height-Std Height-Std
	Above Tub	Acrylic Drops Drops	Acrylic Metal Metal	30 30 30	Wash-Bat Wash-Bat Wash-Bat	Height-Std Height-Std Height-Std
	Undermount Sink ALL VARIETY SINKS	Acrylic Drops Drops	Acrylic Metal Metal	20 15 15	Wash-Bat Wash-Bat Wash-Bat	Height-Std Height-Std Height-Std
	Facet KITCHEN	Acrylic Drops Drops	Acrylic Metal Metal	15 15 15	Wash-Bat Wash-Bat Wash-Bat	Height-Std Height-Std Height-Std
	Undermount Granite Sink KITCHENS	Acrylic Drops Drops	Acrylic Metal Metal	30 30 30	Wash-Bat Wash-Bat Wash-Bat	Height-Std Height-Std Height-Std










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	Faucet LAUNDRY ROOM	Trinsic Pull Down Kitchen Faucet Production # Delta Brand	Black Color Metal Finish	Medium Material	-	16	16	Height (in)	Depth (in)	
	Pot Filler KITCHEN	Contemporary Wall Mount Pot Filler Production # Delta Brand	Black Color Metal Finish	Medium Material	-	16	16	Height (in)	Depth (in)	
	Undermount aluminum sink LAUNDRY ROOM	Linen Laundry Sink Production # Blanco Brand	Antirachite Color Metal Finish	Sigraante Material	22 17 12.5	22 17 12.5	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)	
	Toilet ALL TOILETS	ONE PC SINGLE FLUSH TOILET 4 SLIP Production # Delta Brand	White Color Ceramic Material	-	-	16	16	Height (in)	Depth (in)	
	Sink WET BAR	Prick U Bar Production # Blanco Brand	Antirachite Color Metal Finish	Sigraante Material	14	16	Height (in) Width (in)	Height (in)	Depth (in)	
	Bar Faucet WET BAR	Trinsic Bar/Prep Faucet Production # Delta Brand	Black Color Metal Finish	Medium Material	-	16	16	Height (in)	Depth (in)	
Paint										
	Paint WALLS	Interior Paint Production # Benjamin Moore Brand	OC-25 Silver Satin Color	-	Neutral	-	16	16	Height (in)	Depth (in)
	Lacquer WETBATH DOOR, BASEBOARDS AND CASINGS	Interior Paint Production # Benjamin Moore Brand	OC-25 Silver Satin Color	-	Neutral	-	16	16	Height (in)	Depth (in)
	Paint CEILING	Interior Paint Production # Benjamin Moore Brand	Celting White Color	-	Neutral	-	16	16	Height (in)	Depth (in)
	Lacquer STAIR RAILING LACQUER	Interior Paint Production # Benjamin Moore Brand	212B-10 Black Beauty Color	-	Neutral	-	16	16	Height (in)	Depth (in)

Interior Door Hardware										
	Interior Door Knob PASSAGE, PRIVACY, DORMER, DOORKNOBLES	Camille Knob Production # Waber Brand	Black Color Metal Finish	Medium Material	-	16	16	Height (in)	Depth (in)	
	Interior Door Lock PRIVACY, PASSAGE DOORS	Highway Single Door Lock Production # Taymor Brand	Black Color Metal Finish	Medium Material	-	16	16	Height (in)	Depth (in)	
	Interior Door Hinge ALL INTERIOR DOORS	Interior Door Hinge Production # Brand	Black Color Metal Finish	Medium Material	-	16	16	Height (in)	Depth (in)	
Interior Finishing Materials										
	Interior Door ALL INTERIOR DOORS	One Fixed Shaker Production # Masonite Brand	Benjamin Moore OC-28 Silver Color	MDF Material	-	16	16	Height (in)	Depth (in)	
	Door and Window Casing ALL CASINGS	Primo MCF Casing Production # Brand	Benjamin Moore OC-28 Silver Color	-	Neutral	-	16	16	Height (in)	Depth (in)
	Baseboard ALL BASEBOARDS	Primo MCF Baseboard Production # Brand	Benjamin Moore OC-28 Silver Color	-	Neutral	5.5 0.5	Height (in) Depth (in)	Height (in)	Depth (in)	
Lighting										
	Surface Mount Light BASEMENT BEDROOM, UPPER BEDROOM 2 & 3	10" Flush mount black shade Production # Dalside Brand	Black Color Metal Finish	Neutral	-	15	3	Height (in) Depth (in)	Height (in)	Depth (in)
	Surface Mount Light FRONT ENTRY LIGHT	Beacon Production # Kato Brand	Black Color Metal Finish	Medium Material	-	24	6	Height (in) Width (in)	Height (in)	Depth (in)
	Vanity Light BASEMENT AND UPPER FLOOR BATH	Thermax 2 Head Production # Mason Lighting Brand	Black and Gold Color	Medium Material	-	31	10	Height (in) Width (in)	Height (in)	Depth (in)

Flooring										
	Carpet BASEMENT, SECONDARY BEDROOMS, LOFT	Finishing Touch Production # Dimensional Brand	Grey Color Metal Finish	Neutral	-	16	16	Height (in)	Depth (in)	
	Engineered Hardwood 1ST FLOOR, MASTER BEDROOM	Classic Series Production # Newville Brand	Classic Grey Color	Brushed Finish	-	12	12	Height (in) Width (in)	Height (in)	Depth (in)
Tile										
	Wall Tile MASTER ENSUITE SHOWER WALL AND TUB SURROUND	Aur Stone Production # Julian Tile Brand	Black Wine Natural Color	Porcelain Material	-	24	16	Height (in) Width (in)	Height (in)	Depth (in)
	Ceiling Tile MASTER ENSUITE SHOWER CEILING	Aur Stone Production # Julian Tile Brand	Black Natural Color	Porcelain Material	-	24	24	Height (in) Width (in)	Height (in)	Depth (in)
	Floor Tile ENSUITE SHOWER FLOOR AND NICHE, BASEMENT AND UPPER BATHING BATH NICHES	Tourne Marble Black Production # Julian Tile Brand	Black Color Metal Finish	Porcelain Material	-	12	12	Height (in) Width (in)	Height (in)	Depth (in)
	Floor Tile MASTER ENSUITE FLOOR	Aur Stone Production # Julian Tile Brand	White Polished Color	Porcelain Material	-	24	16	Height (in) Width (in)	Height (in)	Depth (in)
	Wall Tile BASEMENT WASHROOM, UPPER FLOOR WASHROOM	Starkley Production # The Wall Stone Source Brand	Black Color Metal Finish	Ceramic Material	-	4	16	Height (in) Width (in)	Height (in)	Depth (in)
	Floor Tile BASEMENT WASHROOM, UPPER FLOOR WASHROOM	Starkley Production # Julian Tile Brand	White Color Metal Finish	Porcelain Material	-	24	16	Height (in) Width (in)	Height (in)	Depth (in)
	Floor/Wall Tile MUD ROOM FLOOR, LAUNDRY ROOM, BASEMENT SW FLOOR	Nuova Production # Julian Tile Brand	Tan Color Metal Finish	Porcelain Material	-	12	12	Height (in) Width (in)	Height (in)	Depth (in)

Lighting										
	Pendant Light KITCHEN ISLAND	Azura Production # Quatell Brand	Black and Gold Color	Medium Material	-	15.5	13-46	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Pendant Light MASTER BEDROOM LIGHT	4L7 Island 3 Tier Pendant, MB w/ BK Shade Production # Orbitale Brand	Black Color Metal Finish	Neutral	-	20	20	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Linear Pendant DINING ROOM PENDANT	Ayres 10" Pendant Production # Kato Brand	Black Color Metal Finish	Medium Material	-	137	21-47	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Vanity Light POWDER ROOM	Calzed 2 Light Production # Sassy House Brand	Black Color Metal Finish	Medium Material	-	24	8	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Vanity Light MASTER ENSUITE	Calzed 2 Light Production # Sassy House Brand	Black Color Metal Finish	Medium Material	-	15	8	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Flush Mount Ceiling Light MASTER ENSUITE OVER TUB	Jasper Production # Kato Brand	Black and Gold Color	Medium Material	-	23	3	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Strip Light STAIRWELL	Strip 12 Strip Light Low Voltage Production # Kato Brand	Black Color Metal Finish	Medium Material	-	3	5	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Outdoor Wall Light FRONT DOOR	Vesta Production # Kato Brand	Black Color Metal Finish	Medium Material	-	4	20	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Outdoor Wall Light REAR DECK	Rain Production # Orion Lighting Brand	Black Color Metal Finish	Medium Material	-	7	12	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Wall Sconce STAIRWELL	Mia Production # Kato Brand	Gold Color	Medium Material	-	10	10	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)

	Wall Tile WETBATH BACKSPLASH	Dalco Caddisone Production # Julian Tile Brand	White Color Metal Finish	Porcelain Material	-	12	12	Height (in) Width (in)	Height (in)	Depth (in)
	Floor/Wall Tile LIVING ROOM FIREPLACE HEARTH AND WALLS	Sub Stone White Natural Production # Julian Tile Brand	White Color Metal Finish	Ceramic Material	-	24	12	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Wall Tile BAR BACKSPLASH	Plymouth Production # Julian Tile Brand	Warm Color Metal Finish	Porcelain Material	-	4	16	Height (in) Width (in)	Height (in)	Depth (in)
Cabinet Finishes										
	HPL/MDF Panel KITCHEN, REFRIG, CABINETS	PET Ultra Production # D Builders Brand	Black Color Metal Finish	HPL Material	-	16	16	Height (in) Width (in)	Height (in)	Depth (in)
	HPL/MDF Panel CABINET AND DRAWER FACIAS	D-LINK Production # D Builders Brand	Linen washed RFR Oak Oak Color	HPL Material	-	16	16	Height (in) Width (in)	Height (in)	Depth (in)
Countertops										
	Quartz ALL COUNTERTOPS	Quartz Production # TCE Stone Brand	White Color Metal Finish	Neutral	-	63	125	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
Cabinet Hardware										
	Cabinet Pull LARGE CABINET PULLS	Kovda 100 100mm Production # Masonite Brand	Black Color Metal Finish	Medium Material	-	16	16	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Cabinet Pull SMALL CABINET PULLS	Kovda 100 50mm Production # Masonite Hardware Brand	Black Color Metal Finish	Medium Material	-	16	16	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Knob KITCHEN	Iron 9032 20mm Production # Masonite Hardware Brand	Black Color Metal Finish	Medium Material	-	16	16	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)

Bath Hardware										
	Towel Bar ALL WASHROOMS	Sube and Simple Production # Taymor Brand	Black Color Metal Finish	Medium Material	-	24	16	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Paper Holder ALL WASHROOMS	Sube and Simple Production # Taymor Brand	Black Color Metal Finish	Medium Material	-	16	16	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Hand Towel Hook ALL WASHROOMS	Alison Rock Hook Production # Taymor Brand	Black Color Metal Finish	Medium Material	-	16	16	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
Stairs										
	Spindle STAIRCASE	Square Tube Spindles Production # Masonite Brand	Black Color Metal Finish	Medium Material	-	0.5	16	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Handrail STAIRCASE	230" Contemporary Handrail Production # Brand	Benjamin Moore 210B-10 Black Beauty Color	Medium Material	-	16	16	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Stringer STAIRS TO UPPER FLOOR	Construction Grade Stringer Production # Brand	See hardware selection Color	Neutral	-	16	16	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Stair Treads STAIRS TO UPPER FLOOR	Tread With Square Nosing Production # Brand	See hardware selection Color	Neutral	-	16	16	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Stair Risers STAIRS TO UPPER FLOOR	Closed Floor Production # Brand	See hardware selection Color	Neutral	-	16	16	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)
	Stair Risers STAIRS TO BASEMENT AND STAIRS FROM SECOND FLOOR TO LEFT	Closed Floor Production # Brand	See carpet selection Color	Neutral	-	16	16	Height (in) Width (in) Depth (in)	Height (in)	Depth (in)

	Stringer STAIRS TO BASEMENT AND STAIRS FROM SECOND FLOOR TO LOFT	Construction Grade Stringer Pine/elm	See current selection	Color	Material	Width	Height
	-	Wood	-	-	-	-	-
	-	Wood	-	-	-	-	-

	Stair Treads STAIRS TO BASEMENT AND STAIRS FROM SECOND FLOOR TO LOFT	Tread With Square Nosing Pine/elm	See current selection	Color	Material	Width	Height
	-	Wood	-	-	-	-	-
	-	Wood	-	-	-	-	-

Wall Coverings

	Wallpaper HUBBARD ROOM MASTER BEDROOM HEADBOARD WALL	Zoi Pine/elm	White	Color	Material	Width	Height
	-	Sandberg Wallpaper	-	-	-	-	-
	-	Wood	-	-	-	-	-