



THE
A-TEAM

**RE/MAX
FIRST**

210 ALEXANDRIA Green, Calgary T3E 8G8

MLS® #: **A2201510**

Area: **Currie Barracks**

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

List Price: **\$2,370,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **3,384**

Low Sqft:

Ttl Sqft: **3,384**

Lot Information

Lot Sz Ar: **4,391 sqft**

Lot Shape:

DOM

37

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Corner Lot,Front Yard**

Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Gas Range,Built-In Oven,Built-In Range,Dishwasher,Dryer,Gas Stove**
Int Feat: **Bar,Central Vacuum,Closet Organizers,Dry Bar,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s),Wired for Data**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	22`0" x 17`6"
Kitchen	Main	20`0" x 13`0"
2pc Bathroom	Main	5`9" x 8`7"
Laundry	Second	7`6" x 13`6"
5pc Ensuite bath	Second	14`6" x 11`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	18`6" x 16`0"
Office	Main	12`3" x 13`0"
Mud Room	Main	7`4" x 9`2"
Bedroom - Primary	Second	15`10" x 13`2"
Bedroom	Second	11`9" x 12`8"

Bedroom
4pc Ensuite bath
Game Room
Bedroom
Other

Second
Second
Basement
Basement
Basement

10`7" x 11`3"
13`0" x 5`4"
18`0" x 14`9"
11`5" x 10`10"
17`7" x 10`10"

Walk-In Closet
Living Room
3pc Bathroom
Flex Space

Second
Basement
Basement
Basement

11`9" x 9`6"
21`10" x 16`3"
5`8" x 12`0"
20`0" x 17`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2011437

Zoning:
DC

Remarks

Pub Rmks:








Available for possession in summer 2025, don't miss the opportunity to make this exquisite home your own! Spanning 3,384 square feet above grade and over 5,300 square feet of developed space, this home is perfect for families seeking a blend of comfort, luxury, and convenience. Discover elegance and modern living in this stunning Georgian-style residence, perfectly situated in the vibrant community of Currie Barracks, just 10 minutes from downtown Calgary. This exceptional home boasts a prime corner lot facing a picturesque park, offering an idyllic setting for families and professionals alike. As you approach the property, you'll be captivated by its impressive curb appeal, enhanced by a charming courtyard and a spacious side deck, complete with a gas line for effortless barbecuing. The grand entryway welcomes you into an open-concept main floor adorned with soaring 10-foot ceilings and an abundance of natural light pouring through ample windows. Thoughtfully designed wide hallways and staircases lead you through this expansive layout, ideal for both entertaining and everyday living. The main floor features a generous home office, perfect for remote work, while the chef's kitchen is a culinary enthusiast's dream. Outfitted with built-in Fisher & Paykel appliances, including a panel-ready refrigerator and dishwasher, this kitchen also boasts a convenient pot filler, extensive pantry space, and elegant cabinetry, making meal preparation a delight. Ascend to the upper floor to find the luxurious primary suite, overlooking the serene park, featuring a super-sized ensuite bathroom and a spacious walk-in closet. This level also includes a large laundry area with a utility sink and ample storage solutions, along with two additional well-sized bedrooms that share a stylish Jack and Jill bathroom. The lower level is an entertainer's paradise, showcasing a massive living room, game area, and a fully-equipped bar, complemented by a versatile flex room that can serve as a gym or media space. A fourth bedroom completes this impressive floor, making it a perfect retreat for guests. The home features a fully finished three-car garage, complete with a sleek epoxy floor and fresh paint, ensuring a polished look for your vehicles. The mechanical room is also finished with an epoxy floor, adding to the overall quality and attention to detail. Thoughtful stair lighting enhances the beauty and functionality of the home, providing a warm glow as you navigate the stairways. Equipped with two air conditioning units and heated floors in both the basement and primary ensuite, this home ensures year-round comfort. Innovative technology features, including Alexa voice commands for lighting and security, indoor and outdoor speakers, and a Wi-Fi irrigation system, elevate this residence to modern luxury. Not only does this home provide unrivaled amenities, but its location is equally enticing. Close to shopping, parks, and esteemed schools from preschool to senior high. Its also close to MRU

Inclusions:
Property Listed By:

N/A
Real Broker






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



Plumbing Fixtures					
	ALL VINTY FAUCETS	Aria Shower Van Lift Faucet AriaShower_vj	Black Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal
	Shower Trim MASTER ENCLITE	Aria Shower Only with Overler AriaShower	Black Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal
	Hand Shower MASTER ENCLITE	Aria AriaShower	Black Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal
	Tub Filler MASTER ENCLITE	Aria Roman Tub Filler with Handshower AriaRoman_vj	Black Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal
	Freestanding Bathtub MASTER ENCLITE	QUIN 4000 F Acrylic Freestanding Center Drain Bathtub AriaShower_vj	White Stone Metal	White Metal	White Metal
		Moss Bowl	White Metal	White Metal	White Metal
	Shower Trim BESSEMENT AND UPPER FLOOR BATH	Aria Tub and Shower Trim Rainfall AriaShower_vj	Black Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal
	Above Tub BESSEMENT BATH	Ruby 4000 FFS Acrylic Above Right Inset Drain Bathtub AriaShower_vj	White Stone Metal	White Metal	White Metal
		Moss Bowl	White Metal	White Metal	White Metal
	Above Tub UPPER BATH	Ruby 4000 FFS Acrylic Above Left Hand Drain Bathtub AriaShower_vj	White Stone Metal	White Metal	White Metal
		Moss Bowl	White Metal	White Metal	White Metal
	Undermount Sink ALL VINTY SINKS	Carbon AriaShower	White Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal
	Faucet KITCHEN	Titan Single Handle Pull Down Faucet AriaShower_vj	Gold Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal

	Put Filter KITCHEN	Put Filter Faucet AriaShower_vj	Gold Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal
	Undermount Granite Sink KITCHEN	PROCESSIONAL DOUBLE AriaShower_vj	Black Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal
	Faucet LAVATORY ROOM	Titan Single Handle Pull Down Faucet AriaShower_vj	Gold Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal
	Undermount granite sink LAVATORY ROOM	Low Country Sink AriaShower_vj	Black Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal
	Tubet ALL BATHROOMS	BREEZE - ONE PC SINGLE FLUSH TOILET AriaShower_vj	White Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal
	Bar Faucet VET BAR	Titan Bar/Prep Faucet AriaShower_vj	Gold Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal
	Bar Sink VET BAR	Titan Bar/Prep Faucet AriaShower_vj	Gold Stone Metal	White Metal	White Metal
		Della Bowl	White Metal	White Metal	White Metal

Dominium Spec Home - 210 Alameda Green SW - Lighting Selections (2024.11.08)

Upper Level Bedroom Rm1 Bedroom	Semi Flush Mount x3	CARTWRIGHT Chado Flush Mount 720x11.7 x 4.4" H	Black / Opt Glass	Refer to Reflected Ceiling Plan		L6
Ensuite Above Tub	Semi Flush Mount x1	CARTWRIGHT Coburn 3-Light Ceiling Light in Matte Black 401EDNE 11.50" W x 11.50" H	Black / Clear Glass	Refer to Reflected Ceiling Plan		L7
Ensuite Vanity	Wall Sconce x2	CARTWRIGHT Sconce Light Black Wall Sconce 242RU 7.40" W x 17.50" H	Black / Clear Glass	Refer to Reflected Ceiling Plan		L8
Upper Level Bathroom	Vanity Sconce x2	CARTWRIGHT Light Wall Sconce 152AWP 6.50" W x 17" H	Black / Clear Glass	Refer to Reflected Ceiling Plan		L9
Surface Mount (See RCP)	Flush Mount x10	CARTWRIGHT Flush Mount 03353 11.50" W x 1.20" H	Black	Refer to Reflected Ceiling Plan		L10

Dominum Spec Home - 210 Alexandria Green SW - Lighting Selections (2024.11.08)

LIGHTING						
LOCATION	TYPE	DESCRIPTION	FINISH	INSTALL	IMAGE	KEY
Kitchen	Pendants x2	CARTWRIGHT Clou Pendant 09180V 26" W x 6.63" H	Black / White	Refer to Reflected Ceiling Plan		L1
Dining Room	Chandelier x1	CARTWRIGHT Helion ICH10A4D38K Rod Chandelier Type A 4855N Height: 35.75" W x 11.50" H	Matte Black / Brass Accent	Refer to Reflected Ceiling Plan		L2
Stairway	Wall Sconce x2	CARTWRIGHT 2 Light Wall Sconce 617CAJ 4.75" W x 14.63" H	Matte Black	Refer to Reflected Ceiling Plan		L3
Entry Primary Bedroom	Semi Flush Mount x2	CARTWRIGHT Semi Flush PS4GBL 14.00" W x 9.45" H	Black	Refer to Reflected Ceiling Plan		L4
Powder Room Vanity Basement Bathroom Vanity	Wall Sconce x2	CARTWRIGHT Vanity 2L 337H4D 10.50" H	Black / Clear Glass	Refer to Reflected Ceiling Plan		L5

Dominum Spec Home - 210 Alexandria Green SW - Interior Finishes (2024.12.12)

HARDWOOD						
LOCATION	DESCRIPTION	COLOUR	SUPPLIER	INSTALL	IMAGE	KEY
Throughout Main Floor & Upper Level Hall	Magna Hardwood Wildwood Antique Collection (Engineered Hardwood) 7.5" x 9.18" T&E	White Oak - Box	Metro Flooring	N/A		FL1
Basement Flex Room	Magna Hardwood Luxury Vinyl Plank 7.5" x 48" x 5.5mm T&E	MSA-GAE Sageon-40004	Metro Flooring	N/A		VP1

CARPET						
LOCATION	DESCRIPTION	COLOUR	SUPPLIER	INSTALL	IMAGE	KEY
Stair and Upper Level (unless upgraded to hardwood) Basement Level	Corpet Nature's Mark	Almond Silk	Metro Flooring	TBD		C1

TILE							
LOCATION	DESCRIPTION	COLOR	SUPPLIER	INSTALL	GROU/SCHUTTER	IMAGE	KEY
Fireplace Surround Tile	AMES TILE & STONE Marlowe Series MAGMA8032 8" x 12"	Smoke - Matte	Metro Flooring	Horizontal Stacked	Custom #548 Beechwood		T3
Basin Bathroom Shower Surround Upper bathroom Shower Surround	AMES TILE & STONE IQ Architect Series - IG803210 8.5" x 10.5"	Biscotti Glossy	Metro Flooring	Vertical Stacked	Custom #11 Snow White Nickel Schutter		T4

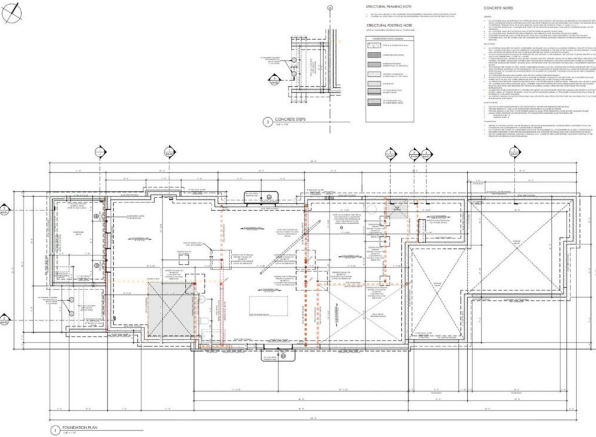
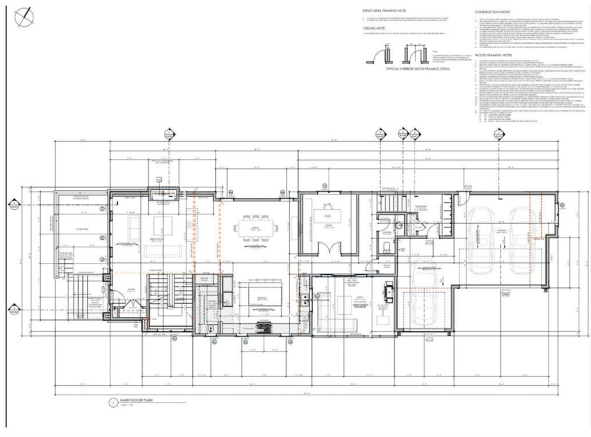
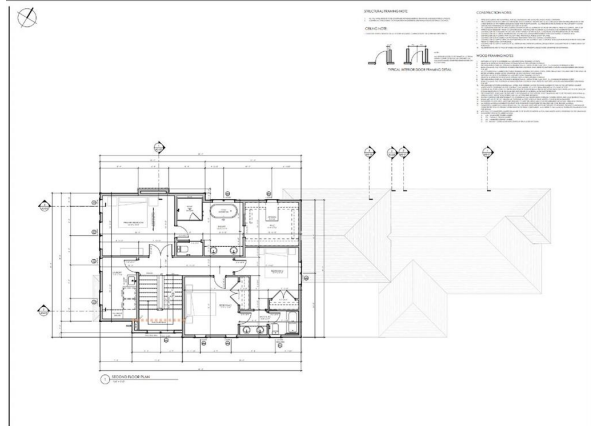
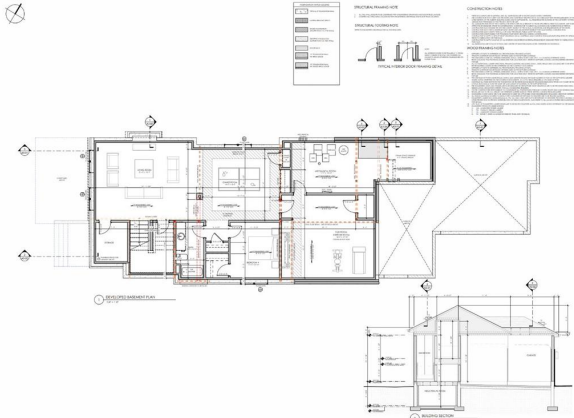
Dominum Spec Home - 210 Alexandria Green SW - Bathroom Hardware (2024.11.14)

POWDER ROOM					
ITEM	LOCATION	DESCRIPTION	FINISH	INSTALL	IMAGE
Toilet Paper Holder x1	Right of Toilet	TAYMOR 5lp Stream Toilet Paper Holder SKU: 04-33448BLE	Matte Black	Refer to Drawings	
Hand Towel Bar x1	Refer to Plans	TAYMOR 5lp Stream Hand Towel Bar SKU: 04-33409BLK	Matte Black	Refer to Drawings	

UPPER LEVEL BATHROOM					
ITEM	LOCATION	DESCRIPTION	FINISH	INSTALL	IMAGE
Toilet Paper Holder x1	Left of Toilet	TAYMOR 5lp Stream Toilet Paper Holder SKU: 04-33448BLE	Matte Black	Refer to Drawings	
Towel Hook x2	Refer to Plans	Bachmann & Berglund Koblen Knob Hook 3022	Matte Black	Refer to Drawings	
Hand Towel Bar x2	Refer to Plans	TAYMOR 5lp Stream Hand Towel Bar SKU: 04-33409BLK	Matte Black	Refer to Drawings	

Dominum Spec Home - 210 Alexandria Green SW - Interior Door Hardware (2024.11.08)

INTERIOR DOOR HARDWARE					
TYPE	LOCATION	DESCRIPTION	FINISH	SUPPLIER	IMAGE
Passage Lever	All Interiors Doors, UNO	Weller, Halifax Square Rose Half Dummy Lever, PGLAA120-054	Matte Black	AAA Doors	
Privacy Lever	All Bathrooms UNO, Master Bedroom UNO	Weller, Halifax Square Rose Half Dummy Lever, PGLAA120-054	Matte Black	AAA Doors	
Dummy Set	All Closet Doors, UNO	Weller, Halifax Square Rose Half Dummy Lever, PGLAA120-054	Matte Black	AAA Doors	
Pocket Door - Passage	All Interior Pocket Doors, UNO	Taymor, Rectangular Sliding Door Hardware, 33-BLX590	Matte Black	AAA Doors	



210 ALEXANDRIA GREEN SW

