



GRASSROOTS
REALTY GROUP

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81 Trasimeno Crescent SW
Calgary, Alberta

MLS # A2216883



\$2,150,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,603 sq.ft.	Age:	2019 (6 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: STEAM OVEN, COFFEE MAKER, 2 BAR FRIDGES, REC ROOM TV, BONUS ROOM TV

***** OPEN HOUSE 2:30-4:30 SAT June 7 ***** Located on one of the most desirable corner lots in Currie Barracks, this exceptional home offers more than 4700 sq ft of thoughtfully designed inner-city living across four levels, with an additional 780 sq ft in the fully equipped Carriage House above the triple-car garage, a total of 5500 sq ft of living space. You'll be impressed by the expansive open-concept main floor featuring 9-foot ceilings, a spacious dining area with 4-panel sliding doors that open onto a large south-facing deck—perfect for entertaining. A stylish barn door separates the Butler's Pantry, adding charm and functionality. The home includes 6 bedrooms and 5.5 bathrooms, with four bedrooms above grade. The entire third floor is dedicated to a luxurious primary retreat complete with a massive walk-in closet, soaker tub, and steam shower. No detail has been overlooked in the over \$250,000 in premium upgrades, including: A full Miele panel-front kitchen with custom granite waterfall island, Wet bar with wine fridge, upgraded aluminum windows, Central air conditioning, Heated tile floors in bathrooms, custom Hunter Douglas blinds, full internet cabling with mesh routers, built-in TVs, and Sonos soundbars in the Rec Room, Gym, and Bonus Room. Step outside to enjoy the private south-facing patio, surrounded by professional landscaping and an in-ground sprinkler system. A large patio featuring a Hot tub and fire table off the 3rd floor retreat/primary bedroom. The home is directly across from Alexandria Park, the property enjoys treed views and abundant natural light throughout. This incredible home is ideally situated within three blocks of top-rated schools, parks (including the Airport Playground), restaurants, and the future retail village and redeveloped Richmond Green Park. Still covered by a comprehensive New Home Warranty

(building envelope to March 2027, structural to March 2030), this is a rare opportunity to own a modern custom designed home in one of Calgary’s most prestigious inner-city communities.