



GRASSROOTS
REALTY GROUP

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219 Calais Drive SW
Calgary, Alberta

MLS # A2231103



\$1,749,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,198 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Rear Drive, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Beverage Cooler		

5-BED | 4.5 BATHS | 4,125 TOTAL SQ.FT. | ATTACHED REAR GARAGE | LUXURY UPGRADES THROUGHOUT | HOME GYM | MOVE-IN READY | The Kennedy by Crystal Creek Homes offers more than 4,100 square feet of professionally curated living space with 5 bedrooms and 4.5 bathrooms across three fully finished levels. From its striking modern farmhouse exterior to the breezeway that keeps snowy boots out of your entryway, every detail was designed for real life. The oversized 2.5-car garage gives you space for bikes, tools, or a weekend project bench. Inside, the main floor feels expansive yet warm, with a full-height stone fireplace in the great room, a designer kitchen that makes every meal feel special, and a generous dining area that's made for gathering. Upstairs, the second level includes three bedrooms, a bonus room, and convenient laundry. The entire top floor is your private retreat, with a stunning primary suite, spa-style ensuite, and a walk-in closet that goes on and on. Downstairs, the finished basement adds even more flexibility with a home gym, rec space, full bathroom, and guest bedroom. Central air, a tankless water heater, and energy-saving features round out the comfort. All of this is backed by a full builder warranty and located in Currie, one of Calgary's most established inner-city neighbourhoods with parks, schools, a dog park, and downtown just minutes away. Book your showing and see what makes this home unforgettable.