



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

330 Normandy Drive SW
Calgary, Alberta

MLS # A2235923



\$1,670,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,407 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features		

Inclusions: NONE

Welcome to your dream home in the picturesque community of Currie, Calgary! OFFERING OVER 3400 SQ FT OF DEVELOPED SPACE. This stunning black farmhouse beautifully merges modern elegance with rustic charm. With 4 spacious bedrooms and 3.5 luxurious baths, this residence offers ample space for comfortable living and entertaining. Approaching the home, you'll be captivated by the contemporary elevation, impressive curb appeal and streetscape. The beautifully crafted interior features a GOURMET KITCHEN that is a chef's delight, showcasing a unique design with a WATERFALL ISLAND, 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, and custom cabinetry, all enhanced by under-cabinet lighting. The cozy living room is perfect for gatherings, featuring built-ins that add sophistication to the space. The serene master suite is a true retreat, complete with an elegant ensuite featuring HEATED FLOORS, a large double vanity with custom mirrors, and a freestanding tub that invites relaxation. Additional bedrooms provide comfort and privacy, while the upper floor includes a conveniently located LAUNDRY ROOM EQUIPED WITH A SINK and AMPLE STORAGE. The fully developed 1000+ sq ft basement is an entertainer's dream, equipped CUSTOM BUILT IN ENTERTAINMENT SYSTEM AND WET BAR. It also features a versatile flex room and an additional bedroom, perfect for guests or family activities. This home is designed for modern living, with cutting-edge technology including Alexa voice commands, wired cameras, and integrated speaker zones for indoor and outdoor enjoyment. The double car garage is fully finished with epoxy flooring, providing a polished and

functional space for your vehicles. Situated in Currie Barracks, one of Calgary's finest inner-city communities, you'll enjoy access to parks, walking and biking trails, and over 12 schools catering to all educational levels. This exceptional home combines elegant design, modern conveniences, and a vibrant community, making it a must-see for any discerning buyer. Don't miss your chance to make this luxury residence your own! Schedule a viewing today and experience the warmth and beauty of this exquisite home.