



GRASSROOTS
REALTY GROUP

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

352 Normandy Drive SW
Calgary, Alberta

MLS # A2250401

\$2,850,000



Division:	Currie Barracks		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	4,888 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped		

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:	Elevator		

Inclusions: NONE

Welcome to an exceptional opportunity to create your ideal living space in the prestigious Currie Barracks community! This remarkable property, spanning nearly 5,000 sq ft ABOVE GRADE and 6,370 SQ FT OF DEVELOPED SPACE. This home features a thoughtfully designed plan for a main house with five bedrooms and a separate CARRIAGE HOUSE with TWO ADDITIONAL BEDROOMS, perfect for guests or extended family. As this home is currently in the pre-construction phase, you have the unique chance to personalize your selections and inputs, ensuring every detail reflects your taste and lifestyle. Imagine an open-concept main floor that seamlessly blends luxury and functionality, complete with a SPACIOUS HOME OFFICE and a convenient in door DOG WASH AREA—perfect for pet lovers. High-end finishes and abundant natural light will create a warm and inviting atmosphere throughout. The second floor will host a tranquil primary bedroom, two well-appointed secondary bedrooms, and a beautifully finished laundry room. On the third-floor loft, envision a second primary suite with a large closet and ensuite bathroom, along with a versatile study or flex space that opens to a private balcony—a perfect retreat for relaxation. The fully finished basement is designed for entertainment and wellness, featuring a state-of-the-art GYM with STUNNING GLASS WALLS, A LARGE RECREATION ROOM EQUIPPED WITH A GOLF SIMULATOR, a WET BAR for hosting, and an additional bedroom and bathroom for guests. The ATTACHED THREE CAR- GARAGE will be FULLY FINISHED and painted, equipped with EPOXY FLOORING, HEATING, and ready for an ELECTRIC CAR CHARGER—perfect for modern living. Designed for your convenience, this home will include an ELEVATOR for easy access between floors, ensuring comfort

as you age in place. Advanced technologies will be roughed in, including Alexa integration and wiring for cameras and ceiling speakers, making this home truly smart. The Lot offers ample space for your kids to play and have fun outdoors in the yard. Enjoy FULL LANDSCAPING, premium vinyl fencing, and easy access to parks, dog parks, and walking/bike trails. Currie is renowned for its family-friendly atmosphere, with over 12 schools accommodating children from preschool to senior high school, all just 7 minutes from downtown. Don't miss this incredible opportunity to build your dream home in one of Calgary's finest communities, where luxury meets convenience. Start envisioning your future in this stunning Currie Barracks residence!