



**GRASSROOTS**  
REALTY GROUP

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**211 Calais Drive SW**  
**Calgary, Alberta**

**MLS # A2258376**



**\$1,769,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,458 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Drapery, Window Coverings		

Welcome to this exquisitely crafted residence by Homes By Us, where timeless design meets modern luxury. Located in the highly sought-after community of Currie Barracks, this home presents a rare opportunity to invest in both elevated living with a whole extra level which is ideal for multigenerational living, office space, or a private guest retreat. Inside, every detail has been thoughtfully curated. The gourmet kitchen is a chef's dream, anchored by striking Dekton countertops and full-height backsplash, combining refined aesthetics with superior durability. The powder room exudes contemporary elegance with a bold apron sink and wall-mounted toilet, creating a sleek, minimalist look. Full height glass walls accent the den on the main floor as well as the fitness space in the basement, allowing natural light to flow while maintaining separation and style. Upstairs, you'll find three generous sized bedrooms, including a sophisticated primary suite designed for relaxation and function. The fully developed basement expands your living options with an additional bedroom—perfect for guests or a home office. This home is complete with full landscaping and fencing, offering a private outdoor space without maintenance. Enjoy more time living in this vibrant area by stepping outside your door and into one of Calgary's most walkable, park-filled communities. Whether it's a stroll through nearby green spaces, a visit to local cafes, or a quick commute downtown, Currie offers urban living at its finest. This is more than just a home—it's a lifestyle investment, combining architectural excellence, and everyday ease. Don't miss your chance to make it yours! Please note this is a showhome, with regular showhome hours. Come by and visit Monday-Thursday 2PM-8PM or Sat/Sun Noon-5PM.

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