



**GRASSROOTS**  
REALTY GROUP

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**112 Burma Star Road SW**  
**Calgary, Alberta**

**MLS # A2262928**



**\$949,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,384 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Driveway, Insulated, Single Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Discover the perfect blend of contemporary design and expert craftsmanship in this stunning three-storey executive home. Offering over 3,100 sqft of beautifully finished living space across four levels, this home is thoughtfully designed to meet the needs of modern family life while delivering timeless elegance. The main floor, with high ceilings and open-concept, is ideal for entertaining and family gatherings. A private front-facing office provides the perfect work-from-home space. The gourmet kitchen features stainless steel appliances, quartz countertops, and custom cabinetry that marries style with functionality. Upstairs, the second level hosts a luxurious primary retreat complete with a spa-inspired five-piece ensuite, including a soaker tub and walk-in shower. A second bedroom with its own ensuite and a convenient laundry room complete this floor. The third level boasts a spacious bonus room with vaulted ceilings and access to a private deck—perfect for entertaining or unwinding. A third bedroom and full bathroom make this level a fantastic option for guests or additional private living space. The fully finished basement includes a fourth bedroom, another full bathroom, and a generous living area—ideal for a media room, gym, or play space. Outside, enjoy the low-maintenance backyard with composite fencing—just step out and relax. The home also features an oversized single garage. Enjoy the convenience of being just a short walk from restaurants, fenced dog park, and scenic walking paths. Ideally located near downtown, Marda Loop, MRU and some of Calgary’s top-rated public and private schools, this home offers the perfect balance of elegance and urban energy.