



GRASSROOTS
REALTY GROUP

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378 Bessborough Drive SW
Calgary, Alberta

MLS # A2290669



\$2,329,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,251 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Oversized, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Basement: Electric stove, dishwasher, microwave Hoodfan, Refrigerator.

5-BED | 3.5-BATH | TRIPLE-CAR GARAGE | LEGAL 2-BEDROOM BASEMENT SUITE | DESIGNER UPGRADES | FULL LANDSCAPING | HARDIE BOARD SIDING** A rare opportunity to own a BRAND NEW Crystal Creek luxury home in Currie has arrived. Features over 4,400 SQ.FT. of designer living space with a triple car garage and legal basement suite. A dramatic open-to-above great room anchors the main floor, filled with natural light. The gourmet kitchen with large island, PREMIUM APPLIANCES, and butler's pantry keeps prep separate from entertaining. The dining area connects directly to a large rear deck, while a separate side courtyard deck with outdoor fireplace extends the living space outdoors. A flexible main floor room works equally well as PRIVATE OFFICE or guest bedroom. Upstairs, the primary retreat features a spa inspired ensuite and a walk in closet dreams are made of. Two additional bedrooms, a bonus room, full bath and laundry complete the level. The fully finished legal basement suite includes two bedrooms, full kitchen, living area and private rear entrance, offering excellent flexibility for EXTENDED FAMILY or RENTAL INCOME. Additional upgrades include air conditioning, water softener, tankless hot water and full landscaping. New build is backed by certified builder warranty. Located in the sought after inner-city community of Currie walking distance to dog park, premium schools and amenities. Just minutes to downtown, Mount Royal University and Marda Loop. MOVE IN THIS SPRING. Book your private showing today!