



**336 Normandy Drive SW
Calgary, Alberta**

MLS # A2120696



\$1,799,999

Division:	Currie Barracks		
Type:	Residential/House		
Style:	3 Storey		
Size:	3,201 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your new home in the heart of the thriving inner-city community of Currie! This home features approximately 3200sqft above grade and approximately 4180sqft in total including a spacious fully developed basement. Step inside and you will be greeted by 10ft high ceilings on the main level and 9ft high ceilings on all remaining floors. At the heart of this open plan home is a gorgeous spacious kitchen made for entertaining with a designer panel-ready Fisher & Paykel appliance package, dove-tail drawers and beautiful quartz countertops. Choose from a variety of upgrade options including a Miele appliance package and waterfall countertops on the island to name just a few. Additionally, there is a convenient pantry off the kitchen and a storage room off the mudroom making it easy to bring in items from the garage. 4 generous bedrooms with 3.5 bathrooms in a functional open-plan layout offers flexible living that will suit a variety of different buyers. The second level features 2 spacious bedrooms with walk-in closets, and a 4-piece bathroom in addition to a bonus/sitting room and laundry room. Make your way to the third level where the primary bedroom spoils you with vaulted ceilings, adding a touch of grandeur to your private sanctuary. Here you'll find a generously sized walk-in closet, a sizeable den and a luxurious 5-piece ensuite. Pamper yourself in the ensuite, complete with a double vanity, shower and standalone tub. You also have the option to upgrade to the comfort of heated bathroom floors. The basement is a haven of relaxation and entertainment and features a movie room, a cozy guest bedroom and a flex room that doubles as a 5th bedroom. You can host guests in comfort and style, or enjoy some quality time with your loved ones. The sleek exterior design impresses the eye and features a generous detached double garage and fully landscaped front and

backyard with quality low maintenance vinyl fencing. This property is a rare gem that combines modern Scandinavian aesthetics with practicality. It offers a lifestyle of luxury and comfort that you deserve. This home will commence construction soon with spring 2025 anticipated completion. Don't miss this chance to make it yours and experience the ultimate in refined living. Photos are representative.