



333 Bessborough Drive SW
Calgary, Alberta

MLS # A2128512



\$1,799,900

Division:	Currie Barracks		
Type:	Residential/House		
Style:	3 Storey		
Size:	3,431 sq.ft.	Age:	2024 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Alley Access, Garage Door Opener, Triple Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot, Level, Street Lighting, Paved, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Subfloor, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Silent Floor Joists, Stone, Stucco, Wood Frame	Zoning:	DC 183D2018
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Alarm system		

Welcome home to Homes By Us's Marigold model- This 3,431 sqft new build is set to be completed by Summer 2024. It is situated in the lively and bright community of Currie. The open concept plan will impress with a spacious living area, large windows and a custom kitchen. The kitchen includes a paneled fridge, curved hood fan detail, and a built-in wall oven. It is anchored by a beautiful 10' x 5' island. The second floor boasts a large bonus room with a gorgeous tall vaulted ceiling, laundry, two bedrooms with a shared bathroom and luxurious primary suite. The third floor includes an open to below, large sitting area and two more bedrooms with a shared bathroom. The 1,074 sqft basement will impress and includes a built-in wet bar, large rec area, floor to ceiling glass panels lining the fitness room, reading nook, sixth bedroom and a bathroom. This home also includes a three-car garage, full landscaping and window coverings. Don't miss the opportunity to come check it out! Please note that all images are of the builder's current showhome (same model). Come Visit our showhome at 211 Calais Drive SW. The colours and finishes will be different for this home- please see colour board included in the photos. Please note tax value is bareland value only.