



17 Normandy LANE SW
Calgary, Alberta

MLS # A2132192



\$1,995,000

Division:	Currie Barracks		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,797 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.42 Acres		
Lot Feat:	Low Maintenance Landscape, Interior Lot		

Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 314

Basement: Finished, Full

LLD: -

Exterior: Brick, Stucco

Zoning: DC

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: n/a

An incredible opportunity to own a true bungalow villa in the heart of the "inner City" in this new vibrant community within the Currie Barracks. This exciting development consists of 12 bungalow villas, all with double attached garages, fully developed basement, extremely high-end boutique finishings including on-site custom built millwork, kitchen cabinets, wide plank white oak engineered hardwood flooring and Subzero/Wolf appliances. Meet with the experts at our design centre and let your heart and imagination run wild as you pick out the finishing touches to your new bungalow purchase. This unit is our virtual We have a show home and includes everything! Lower level presents boiler in-floor heating system, two spacious bedrooms with their own private ensuites, home gym/studio and grand games and media room. Vaulted ceilings throughout the main floor and central AC will keep you comfortable in the summer. This is the fully upgraded package. Come meet with our design team and get ready to enjoy bungalow villa living at its finest.