



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8 Calais Lane SW
Calgary, Alberta

MLS # A2165777



\$1,779,900

Division:	Currie Barracks		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,719 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.42 Acres		
Lot Feat:	Interior Lot, Low Maintenance Landscape		

Heating:	In Floor, Forced Air	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 Baracks. This exciting development consists of 12 bungalow villas, all with double attached garages, 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 the base model and upgrades such as vaulted ceilings and AC are available at additional costs! Lower level presents boiler in-floor heating system, spacious bedroom, full bathroom, grand games room with we bar, and media room. Call for a detailed brochure or come meet with our design team and get ready to enjoy bungalow villa living at its finest.