



GRASSROOTS
REALTY GROUP

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

227 Calais Drive SW
Calgary, Alberta

MLS # A2173401



\$1,859,900

Division:	Currie Barracks		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,565 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this stunning 3-STORY home offering 4352 sq ft of beautifully developed space, perfectly balancing luxury and functionality. Designed with both family living and entertainment in mind, this home features 6 BEDROOMS and 4.5 beautifully appointed bathrooms - ideal for accommodating the whole family. The main floor boasts a bright office space, thoughtfully seperated for privacy, making in perfect for working from home. The oversized great room complete with cozy gas fireplace, flows seamlessly into the large kitchen with separate pantry, while the dining room offers views of the backyard. A mudroom with separate entry adds convenience to daily living. On the second floor the luxurious primary bedroom welcomes you with DOUBLE DOORS, accompanied by three additional bedrooms. The third floor is an entertainers dream, featuring a bonus room, a wet bar, and an expansive COVERED OUTDOOR LIVING space, along with an additional bedroom and bathroom. Photos representative.