



**GRASSROOTS**  
REALTY GROUP

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**32 Tommy Prince Road SW  
Calgary, Alberta**

**MLS # A2202725**



**\$2,295,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,733 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Side, Heated Garage, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot, Landscaped, No Neighbours Back		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Composite Siding, Stone, Stucco

**Foundation:** Poured Concrete

**Features:** Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** Security system hardware. dishwasher + fridge in basement bar area

EXCEPTIONAL EXECUTIVE FAMILY HOME set in a premier Currie location. This Large Property of 7502 sq.' backs onto greenspace providing treed views and privacy. Stepping inside you are greeted by an Open Plan with 4734 sq. total of quality development & wonderful layout. Main floor features wide plank Engineered Hardwood, Flat Painted Ceilings, Oversized Windows + Neutral color throughout. Large Office/Den with French Doors, Open Formal Dining with Coffered Ceiling, Great Room with Fireplace flanked by Built in Shelving, Elegant Powder Room + Informal Eating area. Updated Dream Kitchen features Ceiling Height Cabinetry, newer Appliances, lovely Backsplash & oodles of workspace. Adjacent is the Killer Pantry complete with a new Miele Built In Oven. Fantastic redone Mudroom leads to TRIPLE HEATED ATTACHED Garage complete with terrific Built In Storage/Shelving/Bike Hangers & Dog Wash! Beautiful stairway leads to Upper Level offering 4 BIG Bedrooms, plus a Bonus room (could be made into a bedroom), "A+" Laundry room with Sink, Window + Storage. Well designed Family Bath with double sinks and separated bath/shower space. All Bedrooms have Walk -In Closets + Black Out Blinds. Primary Suite is particularly special, overlooking the green space, showcasing a luxurious En-Suite as well as an Outstanding Dressing Room. Head to the Lower Level & enjoy/relax with games night and the Home Theatre, very cool Bar + the Fitness Area. Guests/ Teen or Nanny will be more than comfortable using the generous sized Bedroom + Full Bath. Fenced + Professionally Landscaped incorporating irrigation, garden, lawn, patio and play area. Other notables- abundance of storage, Vacuum system, Security, Multi-Zoned Heating, Tankless Hot Water, Water Softener, Gem Lights. Fantastic Community with

walking paths, parks, playgrounds, Dog Park, close to schools + minutes to shops / restaurants of Marda Loop + Downtown. Don't Miss this Beautifully Maintained and Updated Home!