



GRASSROOTS
REALTY GROUP

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

**298 Bessborough Drive
Calgary, Alberta**

MLS # A2207187



\$2,549,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,735 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt, Other	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBC
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Water bottle filler in Gym

This is a rare chance to own Cornerstone Homes's signature show home, blending elegance, practicality, and location into one extraordinary package. The Patricia is now available for purchase with a leaseback opportunity. This arrangement allows you to own a luxury home on a rare 47' 11" x 117' 46" inner-city corner lot backing onto future Richmond Park, while the builder continues to use it as their showcase property for a defined term. Reach out for more details. Blending modern design with timeless craftsmanship, this newly built home offers over 4,100 sq. ft. of finished space, including an expansive 1,790 sq. ft. main level, an uncommon find in inner-city Calgary. With five bedrooms, four bathrooms, and an upper-level bonus room, this home is as functional as it is beautiful. The fully finished lower level includes a gym with a built-in water bottle filler, while the triple-car garage comes finished with epoxy flooring. The gourmet kitchen is designed with both function and style in mind, showcasing a statement island, butler's pantry, and hidden spice pantry behind a custom door. A striking concrete gas fireplace anchors the living space, while the four-season room floods the home with natural light year-round. Other highlights include: Triple-pane windows with black interior/exterior casings for energy efficiency and modern design. One-of-a-kind primary suite with dual-sided marble fireplace, wet bar, and a spa-inspired ensuite with a standalone tub inside a walk-in shower. Located in Currie Barracks, just minutes from downtown, steps from Alexandria Park, Valour Park, and the future Richmond Green Park. This property is a unique opportunity to combine luxury living with thoughtful functionality in one of Calgary's most desirable neighbourhoods. Stop by the show home at 298 Bessborough Drive SW to learn more, or contact your

Realtor®; for full leaseback details and a private showing.