

# \$1,859,900 - 227 Calais Drive Sw, Calgary

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MLS® #A2173401

**\$1,859,900**

6 Bedroom, 5.00 Bathroom, 3,565 sqft

Residential on 0.10 Acres

Currie Barracks, Calgary, Alberta

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 separated for privacy, making it 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 entertainer's dream, featuring a bonus room, a wet bar, and an expansive COVERED OUTDOOR LIVING space, along with an additional bedroom and bathroom. Photos representative.



Built in 2024

## Essential Information

MLS® #	A2173401
Price	\$1,859,900
Bedrooms	6
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	3,565
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	227 Calais Drive Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7M3

### **Amenities**

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Low Flow Plumbing Fixtures, Recessed Lighting, Tankless Hot Water, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Built-In Gas Range, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 16th, 2024
Days on Market	175
Zoning	DC

### **Listing Details**

Listing Office	Bode Platform Inc.
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