

# \$1,669,000 - 333 Bessborough Drive Sw, Calgary

MLS® #A2178081

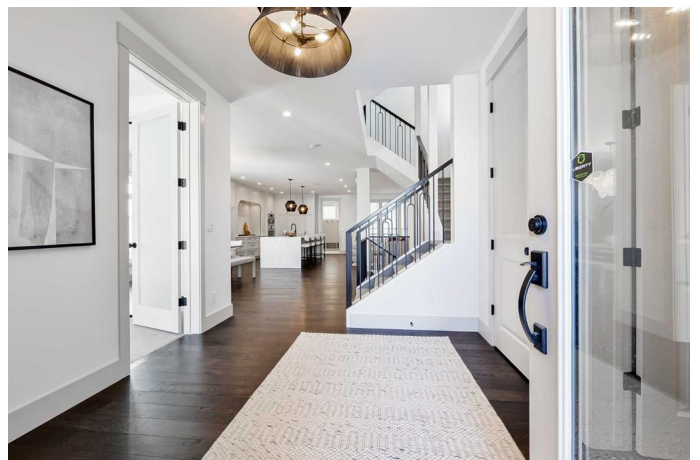
**\$1,669,000**

6 Bedroom, 5.00 Bathroom, 3,431 sqft

Residential on 0.08 Acres

Currie Barracks, Calgary, Alberta

Absolutely Stunning NEW HOME in the Heart of Currie Barracks! Featuring the fine craftsmanship of Homes By Us builders, showcasing 4,500 sq.â€™™ of beautiful living spaces with 6 Bedrooms & 5 Full Baths! Youâ€™™ll be captivated immediately by the spacious Foyer welcoming you to the BRIGHT Interiors bathed in natural light. Kitchen is a culinary delight boasting Ceiling Height Cabinetry, Integrated Refrigerator, Built In Oven+ Microwave, 5 Burner Gas Cooktop with Recessed Range Hood & fabulous 10â€™™ x 5â€™™ Quartz Waterfall Island/Eating Bar. Gorgeous Dining & Great Rooms enjoy views of the Fireplace with its lovely, Curved Design artfully emulating that of the adjacent Kitchen range area. Stylish, functional Den, elegant Powder Room & awesome MUDROOM complete the Main. Ascending to the 2nd level you will discover 3 generously sized Bedrooms with 5 pce. ENSUITES. The Primary Bedroom is a serene escape, offering you Heated Floors, a Free-Standing Soaker Tub, Glassed Shower with Tiled Bench, Separate Toilet Room & spacious DRESSING ROOM. The secondary Bedrooms are roomy with large closets & share the cleverly designed Jack Nâ€™™ Jack Full Bath. Additionally there is lovely Bonus Room with Vaulted Ceiling as well as the convenient â€™œA+â€™• Laundry Room with Sink, Window + Lots of Custom Cabinetry. 3rd Floor comprises 2 terrific En-Suited Bedrooms with a wonderful Multifunctional Living area! - Perfect for teens,



guests, or Hobby/ Workspaces! Fully Developed Lower Level is a delight with a Wet Bar convenient to the Games/TV area, fabulous FITNESS ROOM plus an inviting Guest bedroom with Full Bath. So much wonderful Living Space & a Layout that offers numerous areas for privacy as well as gatherings! South deck accesses the TRIPLE CAR GARAGE. Just SOME of the many Exceptional Features include: 6â€• Baseboards throughout, Undermount Sinks, Kohler Fixtures, Loads of Window all with Custom Window Coverings, Security System. For families large or small, this home has it all + represents Great VALUE! Ideally located in Currie Barracks where residents enjoy nearby Parks/Playgrounds, Walking Paths, Off leash Dog Park, Day Care, restaurants & Clearwater Academy. Close to vibrant Marda Loop, MRU, excellent schools, transit + minutes to the downtown core. Donâ€™t Miss this Opportunity! (Some photos are of another of Builder's homes of the same plan.)

Built in 2024

Essential Information

MLS® #	A2178081
Price	\$1,669,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,431
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	333 Bessborough Drive Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7M3

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Insulated, Triple Garage Detached, Alley Access
# of Garages	3

### **Interior**

Interior Features	Bar, Breakfast Bar, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood, Window Coverings, Bar Fridge, Oven-Built-In
Heating	In Floor, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Great Room, See Remarks
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Rain Gutters
Lot Description	Back Lane, Front Yard, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 4th, 2024
Days on Market	140
Zoning	DC

HOA Fees 50  
HOA Fees Freq. ANN

**Listing Details**

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.