\$1,975,000 - 319 Normandy Drive Sw, Calgary

MLS® #A2197437

\$1,975,000

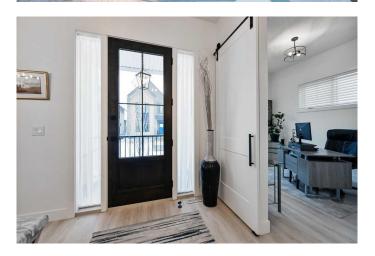
5 Bedroom, 5.00 Bathroom, 3,335 sqft Residential on 0.10 Acres

Currie Barracks, Calgary, Alberta

A bright and spacious modern farmhouse home with a legal 2-bedroom carriage house over the 4-car garage and a fully finished basement with its own large kitchen and private access. The main house has 10-ft ceilings and 8-ft doors on all three levels. All three kitchens have high-end cabinetry with dovetailed drawers and quartz counters (as well as in all bathrooms and the laundry room). The main floor also features a beautiful dining room, an office near the front entryway (with a closet, so it could be a main floor bedroom if needed), and a full bathroom with an oversized shower on the main floor. Upstairs are two large bedrooms, each with its own ensuite. The primary ensuite features a unique dormer window, a deep stand-alone soaker tub below, a huge oversized tiled shower with built-in stone shower seat, and two sinks. Primary WIC is connected to the upper laundry, with ample cabinetry, a huge sink, and plenty of space for hanging clothes, plus a built-in ironing board. The 2nd bedroom ensuite is architecturally beautiful with its super-tall ceiling and dormer window. The super-bright basement with huge windows could be used as an (illegal) suite, with its own private entry and separate laundry, or for an older child or in-laws wanting their own space. The carriage house has spectacular tall ceilings soaring over 20 feet with dormer windows on two sides. It is a stunning open-concept design with a modern kitchen, large island, and an open great room with a







corner gas fireplace. Two bedrooms, with laundry built-in to the primary WIC and connected to the ensuite. This home truly must be seen to appreciate the extra finishing details throughout, including all custom-tiled showers, three bar fridges, four fireplaces, multiple finished storage areas, and over 700 gemstone lights around the exterior, which is practically maintenance-free. Hardie-board exterior, deep concrete and parged window wells, Trex deck (with outdoor butane fireplace and roughed-in for a hot tub, and Xeriscape landscaping including five 20-ft Swedish Aspens, seven synthetic 8-ft cedars, and seven synthetic bushes of various sizes and shapes, plus much more! The garage is divided into one double and two singles, and they're all heated. These can be set up so the carriage house has its own private access to its own single-car garage, for example. Currie Barracks is a unique inner-city community offering low-maintenance living while being surrounded by excellent schools, including MRU, as well as a nearby dog park, skating rink, children's play area, and excellent dining choices within the community. This is a unique opportunity to own a stunning, beautiful home with a multitude of options for renting or for extended family.

Built in 2024

Essential Information

MLS® # A2197437

Price \$1,975,000

Bedrooms 5

Bathrooms 5.00

Full Baths 5

Square Footage 3,335

Acres 0.10

Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 319 Normandy Drive Sw

Subdivision Currie Barracks

City Calgary
County Calgary
Province Alberta
Postal Code T3E 8G8

Amenities

Parking Spaces 4

Parking Garage Faces Rear, Garage Faces Side, Heated Garage, Insulated,

Quad or More Attached

of Garages 4

Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open

Floorplan, Pantry, Storage, Vaulted Ceiling(s), Wet Bar, Wired for

Sound, Soaking Tub

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave,

Refrigerator, Washer, Bar Fridge, Electric Cooktop, Induction Cooktop

Heating Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

of Fireplaces 4

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Private Entrance

Lot Description Back Lane, Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2025

Days on Market 61

Zoning DC

Listing Details

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.