

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

MLS® #A2178081

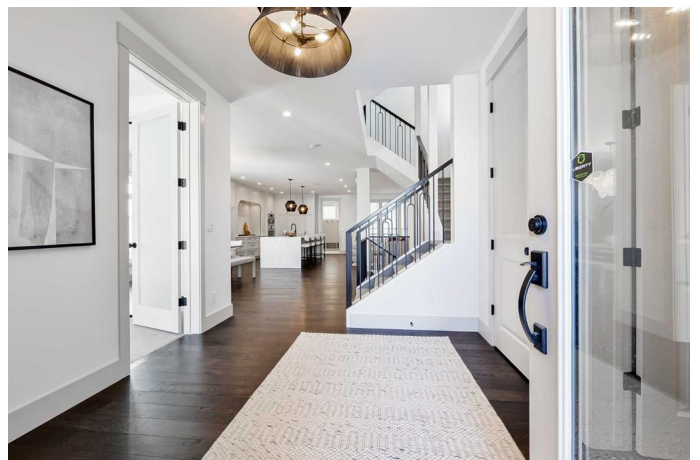
**\$1,669,000**

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 | 144                |
| Zoning         | DC                 |

HOA Fees 50  
HOA Fees Freq. ANN

**Listing Details**

Listing Office RE/MAX Realty Professionals

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