



76 Dieppe Drive SW
Calgary, Alberta

MLS # A2308812



\$1,450,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, See Remarks, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Situated on a 40 ft wide lot in Currie Barracks. Step onto the wide front porch spanning the full width of this meticulously maintained home and into a spacious entrance that sets the tone for what's ahead. The main home has over 3000 square feet of thoughtfully designed living and storage space. In addition to this, the legal carriage suite boasts 888 sqft above an enormous triple garage with a paved lane way. From the entry, a dedicated den sits ready for your home office or quiet retreat. Move through to the formal dining room, then into the heart of the home—a bright family room anchored by a gas fireplace and custom built-ins. Engineered hardwood flows underfoot throughout. The kitchen delivers both form and function: built to ceiling cabinetry, quartz countertops, gas cooktop, built-in oven and microwave, and a brand-new dishwasher. A versatile built-in island doubles as casual dining. Step through to a large sun-drenched deck with built in bbq gas line overlooking the low-maintenance landscaped yard. Upstairs, you will find three spacious and bright bedrooms, a convenient laundry area. The primary suite features a generous walk-in closet and private ensuite. Moving in to the basement you will be greeted with 9-foot ceilings, a large additional bedroom, another family room, and a full bathroom. The utility room is enormous, offering all the storage you could want. Above the triple garage, the fully legal suite offers 888 sqft of income potential, guest quarters, or multi generational living. Nine-foot ceilings, hardwood floors, one bedroom, stainless steel appliances, a gas fireplace, and air conditioning make this a standout feature. Rounding things off, the home and suite is equipped, a 2 year old water heater, 4 month old washer, 2 year old class 4 shingles, gutter and downspouts. Don't miss out on this phenomenal opportunity to make this home

yours and live in sought after Currie Barracks.