



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8 Calais Lane SW
Calgary, Alberta

MLS # A2345210



\$1,999,900

Division:	Currie Barracks		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,719 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.42 Acres		
Lot Feat:	Interior Lot, Low Maintenance Landscape		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

Discover an exceptional opportunity to own one of only two bungalow villas remaining in Calgary's highly sought after community of Currie. Currently at the drywall stage of construction, this beautifully designed home offers a unique opportunity to purchase a quality new build while working with the builder's design team to personalize select finishes, materials, and available upgrades following a firm offer. Designed with timeless sophistication and everyday functionality in mind, this true bungalow villa offers an impressive layout and an exceptional foundation for a refined inner-city lifestyle. From the spacious foyer, soaring ceilings and engineered white oak hardwood flooring set the tone for the quality and elegance envisioned throughout the home. A private front den overlooking the charming front porch provides an ideal home office, library, or quiet retreat. The expansive open concept main living area is designed for both comfortable everyday living and effortless entertaining, with a formal dining area flowing into the chef's kitchen. The kitchen showcases custom cabinetry, quartz countertops, a panelled Sub-Zero refrigerator, Wolf appliance package including a 6-burner gas range with griddle, built-in wall oven and microwave, and an Asko dishwasher. An oversized island creates a natural gathering space, while the adjoining pantry provides excellent storage and functionality. The bright and inviting living room features large windows and a dramatic matte black fireplace feature wall. Sliding doors extend the living area outdoors to a pergola-covered deck, creating an ideal connection between indoor and outdoor living. The luxurious primary is designed as a private sanctuary, with a custom dressing room and an impressive ensuite. A deep soaker tub, dual vanities, and a generous walk-in shower with dual rainfall shower heads and built-in bench,

illustrate the level of finish and customization available. The main floor is completed by a spacious laundry and mudroom with direct access to the heated double attached garage, featuring aggregate flooring. The fully developed lower level provides an impressive extension of the living space, with boiler in-floor heating, a spacious bedroom, full bathroom, grand games room with wet bar, and dedicated media room. Outside, the backyard offers a blank canvas to create your own private garden retreat or low-maintenance urban oasis. The finishes, features, and layout are representative of the show home and may be available as upgrades or selections for the subject property. Located in Currie Barracks, one of Calgary's premier master-planned communities, this home places you close to scenic parks, pathways, dog parks, cafés, restaurants, schools, and everyday amenities, with convenient access to Marda Loop and downtown. A rare opportunity to secure a high quality new bungalow villa in Currie while still having the ability to influence the final look and feel of your home.