

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

MLS® #A2197437

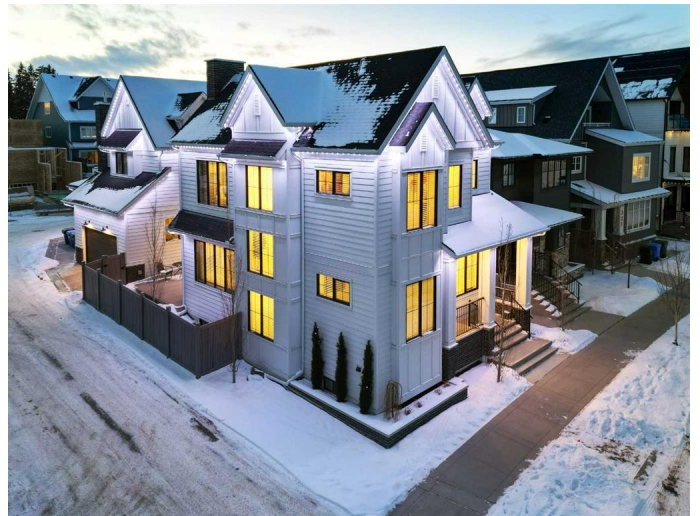
**\$1,975,000**

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 theyâ€™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, childrenâ€™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 | 49                  |
| Zoning         | DC                  |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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