

8 Calais Lane SW Calgary, Alberta

MLS # A2265048



\$2,195,000

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 inner-city community of Currie. Currently under construction, this exquisitely crafted home offers buyers the rare chance to personalize their residence by meeting with the builder's design team following a firm offer to select upgrades, finishes, and materials that reflect their own style and vision. Please note: Photos shown are of the professionally finished show home and are intended to illustrate the quality of craftsmanship and available finish options. They do not necessarily represent the completed home. Meticulously built and designed to impress, this true bungalow villa is a statement in refined elegance, boasting premium construction, custom millwork, and a layout that seamlessly blends timeless sophistication with everyday functionality. From the moment you step into the spacious foyer, you're welcomed by soaring ceilings and engineered white oak herringbone hardwood flooring, setting the tone for the superior level of finish throughout. A private front den with views of the charming front porch serves as the perfect home office or library, offering separation from the main living space. The heart of the home is an expansive open-concept living area that pairs classic design with modern luxury. The formal dining area is ideal for entertaining, while the chef-inspired kitchen features 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 Asko dishwasher. An oversized island invites gatherings, while the adjacent pantry keeps everyday essentials conveniently tucked away. The living room is filled with natural light and anchored by a striking matte black fireplace feature wall. Large sliding doors extend the living

space to a pergola-covered deck, creating seamless indoor-outdoor living. Retreat to the luxurious primary suite featuring a custom-designed dressing room and an elegant 6pc ensuite complete with a deep soaker tub, dual vanities, and a stunning walk-in shower with dual rainfall heads and built-in bench. The main floor also offers a spacious laundry and mudroom with direct access to the heated double attached garage with aggregate flooring. This home is offered as the builder's base model, with upgrades such as vaulted ceilings available at an additional cost. The fully developed lower level features boiler in-floor heating, a spacious bedroom, full bathroom, grand games room with wet bar, and media room. Outside, the backyard provides the perfect opportunity to create your own private garden retreat. Located in Currie, one of Calgary's premier master-planned communities, residents enjoy scenic parks, pathways, dog parks, caf  s, restaurants, excellent schools, and quick access to Marda Loop and downtown.