

# \$1,999,900 - 24 Mary Dover Drive Sw, Calgary

MLS® #A2066830

**\$1,999,900**

5 Bedroom, 4.00 Bathroom, 3,463 sqft  
Residential on 0.14 Acres

Currie Barracks, Calgary, Alberta

Welcome to this exquisite luxury estate home nestled in a serene and picturesque setting, yet only 7 minutes to downtown. Situated in a prestigious neighbourhood, siding and backing onto a sprawling 14-acre green space, with 5 bedrooms, 4 bathrooms, and a host of luxurious features, this home provides exceptional living experiences. Upon arriving, you'll be greeted by timeless architecture and meticulous craftsmanship. The foyer welcomes you with a grand tiled entrance, soaring ceilings and abundant natural light. The main level boasts an open-concept design, creating seamless transitions between the living, dining and family areas. Large windows throughout offer views of the green space. The formal living room has crown moulding and a double-sided gas fireplace to the kitchen with views of the yard and green space. Light flows in all day but can easily be shaded by the powered blinds. The gourmet kitchen is a culinary enthusiast's dream, equipped with top-of-the-line stainless steel appliances, custom cabinetry, granite and quartz countertops, abundant counter space, a large island, a 6-burner Viking gas cooktop, wall oven, Bosch dishwasher, hidden Fisher & Paykel drawer dishwasher and 2 double sinks. The main floor also features a den, a private 2-piece bathroom and a spacious & functional mud room with lockers for the whole family. A glassed door in the dining room allows you to step outside and enter your own private oasis. Winner of the 2015 Alberta Residential



Landscaping Award, the backyard is a retreat with a multi-level, privacy-screened yard with stone patios, a hot tub, a deck with a built-in BBQ kitchen, bar fridge and grand tiled counter and grass and garden areas that provide fun to explore for all ages. On the upper level, the primary bedroom is a retreat featuring breathtaking views of the green space, a luxurious ensuite bathroom with a spa-like jetted tub, a large separate walk-in steam shower and an oversized walk-in closet with built-in drawer sets and custom shelves. Both kids' bedrooms have walk-in closets with custom millwork. All bedrooms in the house have blackout window coverings. The ample laundry room holds a sink, storage and hanging rod. The lower level offers recreation for all ages with a tiled gym area and a walk-behind and sit-at-wet bar with wine fridge that is open to the theatre room with a built-in wall unit. Two substantial guest bedrooms share a full, beautifully appointed bathroom. If desired, the art studio could be a third lower-level bedroom, bringing the bedroom count to six. The oversized three-car garage is finished to the highest standard with meticulous details, including painted walls, baseboards, natural gas heat, epoxy flooring and a significant dog wash basin. The prime location of this estate home offers the best of both worlds. Enjoy the tranquility of the vast green space at your doorstep while being just minutes away from the vibrant energy of downtown.

Built in 2011

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2066830    |
| Price      | \$1,999,900 |
| Sold Price | \$1,950,000 |
| Bedrooms   | 5           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,463       |
| Acres          | 0.14        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 24 Mary Dover Drive Sw |
| Subdivision | Currie Barracks        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 6K5                |

### Amenities

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                               |
| Parking        | Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator                                                                                                 |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                       |
| Fireplaces        | Double Sided, Gas, Kitchen, Living Room, Mantle, Masonry, Stone                                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                     |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Built-in Barbecue, Lighting, Outdoor Kitchen, Private Entrance, Private Yard |
|-------------------|------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, Greenbelt, No Neighbours Behind, Landscaped, Level, Street Lighting, Underground Sprinklers, Yard Lights, Private, Treed |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Construction | Composite Siding, Silent Floor Joists, Stone, Stucco, Wood Frame |
|--------------|------------------------------------------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 20th, 2023 |
|-------------|-----------------|

|           |                    |
|-----------|--------------------|
| Date Sold | October 20th, 2023 |
|-----------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 92 |
|----------------|----|

|        |                 |
|--------|-----------------|
| Zoning | DC (pre 1P2007) |
|--------|-----------------|

|          |      |
|----------|------|
| HOA Fees | 0.00 |
|----------|------|

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX REAL ESTATE (CENTRAL) |
|----------------|------------------------------|

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