

\$1,850,000 - 21 Trasimeno Crescent Sw, Calgary

MLS® #A2090599

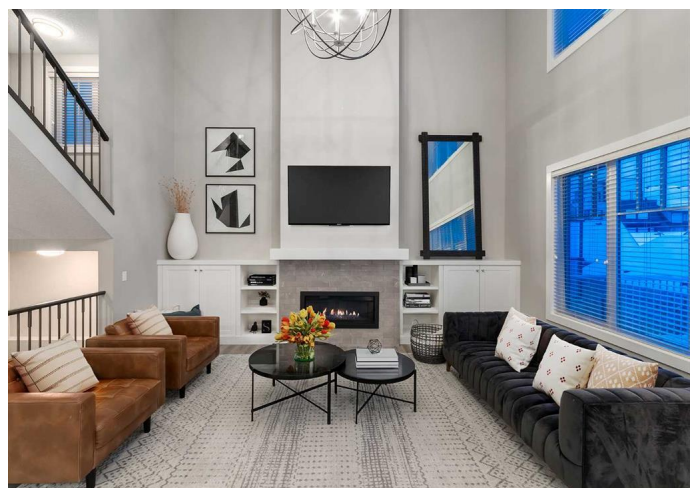
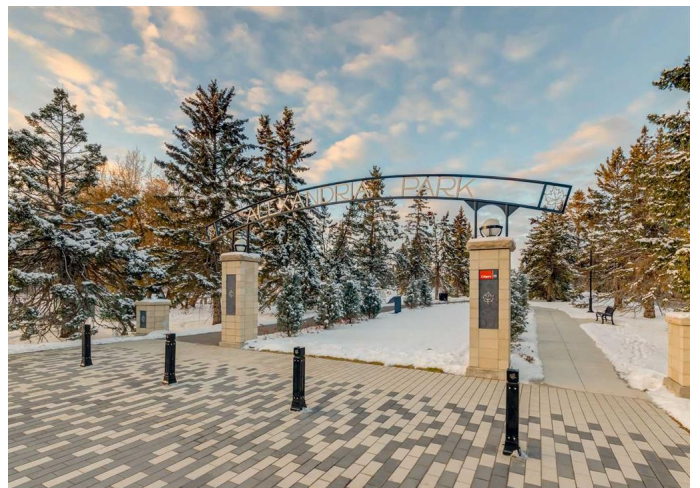
\$1,850,000

5 Bedroom, 5.00 Bathroom, 3,601 sqft

Residential on 0.13 Acres

Currie Barracks, Calgary, Alberta

INCREDIBLE VALUE! Nestled on ONE OF THE LARGEST LOTS in Currie, this OUTSTANDING FAMILY HOME exudes comfort and relaxed sophistication. Overlooking a lovely park situated directly across the street, this special offering showcases over 4,500 sf of luxurious living spaces, including FIVE OVERSIZED BEDROOMS, a walkout lower level and an oversized triple garage complete with 220 V wiring for an EV charging station. The functional layout features four upper level bedrooms, a timeless design and quality finishes throughout. The exterior architecture boasts distinctive peaked rooflines, extensive stone detailing, 'Hardie Board' siding, and a coveted front porch. The professionally landscaped front and back gardens showcase perfectly manicured flower beds complete with underground automatic sprinklers. Natural light floods the interior space with beautiful triple-pane windows. The interior design elements include gorgeous, luxury vinyl wide-plank flooring, LED lighting, stylish sliding 'barn' doors, custom millwork, quartz counters, and much more. The grand, two-storey great room features an architecturally striking gas fireplace with a circulation fan, timeless custom built-ins, a 'designer' light fixture, floor-to-ceiling windows, including remote controlled upper window blinds. The great room is open to the spacious dining room enveloped by beautiful windows leading out to the spacious upper deck complete with stairs



descending to the private backyard. The main floor den/office features a sliding 'barn' door allowing for privacy and overlooks the picturesque park across the street. The well-appointed kitchen is a Chef's dream offering timeless cabinetry, a custom 'Hammersmith' hood fan, two sinks, high-end appliances, including a full size freezer and refrigerator, a gigantic center island with additional storage spaces, gorgeous quartz countertops and a bistro-style subway tile backsplash design. The second level 'children's quarters' features a family room/TV loft, three very large children's bedrooms and a laundry room equipped with a high capacity washer and dryer, a sink and a 'folding' counter. One of the bedrooms features its own bathroom; the other two bedrooms share a five-piece 'Jack & Jill' ensuite bath with dual sinks. On the private third level, a decadent primary suite is a luxurious retreat complete with a balcony and a spa-like ensuite boasting 'His & Hers' vanities, a soaker tub, an oversized frameless shower and a generous 'dressing room'. The lower level is a true entertaining haven complete with a spacious family room/games area, a wet bar featuring rich wood cabinets, an additional bedroom, a full bathroom and an exercise room that can also be used as an office. Home upgrades include: 2 A/C units, triple-pane windows, hide-a-hose vacuum system, reverse osmosis water system, 'Trex' composite decking on front porch and steps, tankless water heater, steam humidifiers, a second set of high capacity washer & dryer in the basement, and more.

Built in 2019

Essential Information

MLS® #	A2090599
Price	\$1,850,000

Sold Price	\$1,760,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,601
Acres	0.13
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	21 Trasimeno Crescent Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8B8

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Triple Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Induction Cooktop, Microwave, Oven, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Circulating, Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Other, Playground
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Underground Sprinklers, Other, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2023
Date Sold	March 21st, 2024
Days on Market	141
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER MOUNTAIN CENTRAL
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