

\$1,089,000 - 96 Burma Star Road Sw, Calgary

MLS® #A2099138

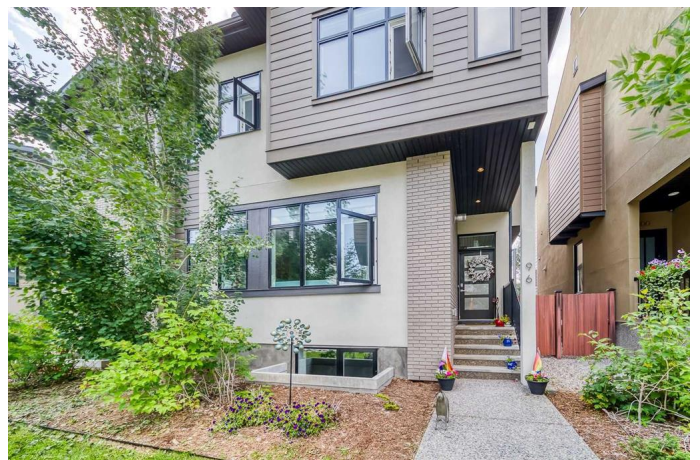
\$1,089,000

4 Bedroom, 4.00 Bathroom, 1,919 sqft

Residential on 0.06 Acres

Currie Barracks, Calgary, Alberta

**** This is the one you have now found this stunning infill designed by one of Calgary's leading developers namely Slokker Homes and Porada Design Group!** You can be assured that meticulous attention has been paid at every needed level to ensure that the maximum available living space has been realized in each room. You will of course find soaring 10-foot ceilings and, not to be out done, the floors all gleam with gorgeous hardwood flooring throughout. The high-quality finishing chef-inspired kitchen includes a stainless-steel appliance package by FISHER & PAYKEL. Upstairs the master bedroom boasts a large ensuite bathroom with a separate bathtub and of course a walk-in closet. Next, we find two additional bedrooms thoughtfully placed and perfectly designed to thoughtfully include an all-inclusive laundry room complete with bright and abundant natural light. Bonus! The basement has been painstakingly renovated to include a guest bedroom, a 3pc bathroom, a custom-designed wet bar, an entertainment room, a bonus storage space plus finally, a utility room that includes in-floor heating rough-ins. Your new home includes a luxury Carriage 1 bedroom legal suite that includes a full kitchen, a 4 piece bathroom, and a laundry room. ****The Carriage legal suite is an additional 498 sq ft that is not included in the RMS measurements. Room dimensions on the Carriage legal suite: Living Room: 10'11" X 10' 3", Kitchen: 9'9" X 9'0", Master Bedroom: 10'1" X 9'7."** The RENT



â€œcurrentlyâ€™ is remunerated at \$1,500 per month but is open to renegotiation at move-in and at the new owner's discretion. So, that means at YOUR discretion! And finally, the coup de grace! A thoughtfully and environmentally consciously planned and fully landscaped backyard that offers privacy via the inclusion of complete fencing to ensure 100% privacy occurs during summer BBQâ€™s. Finally, as you have earned the well-deserved spoils of success you can be assured that the transition from your current home to this upgraded space will include easy access to shopping, schools, and transit you are minutes from vibrant downtown Calgary when that end of week â€œnight outâ€™ is needed. This home has it all and represents a rare opportunity for you to live in luxury in one of the cityâ€™s nicest and most exclusive estate communities. Note that the "CARRIAGE LEGAL SUITE IS INCLUDED".

Built in 2018

Essential Information

MLS® #	A2099138
Price	\$1,089,000
Sold Price	\$1,025,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,919
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	96 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7Y4

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Insulated

Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, Exhaust Fan, Forced Air, Humidity Control, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 1st, 2024
Date Sold	April 23rd, 2024
Days on Market	113
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office CIR REALTY

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