

\$1,299,900 - 92 Beny-sur-mer Road Sw, Calgary

MLS® #A2101339

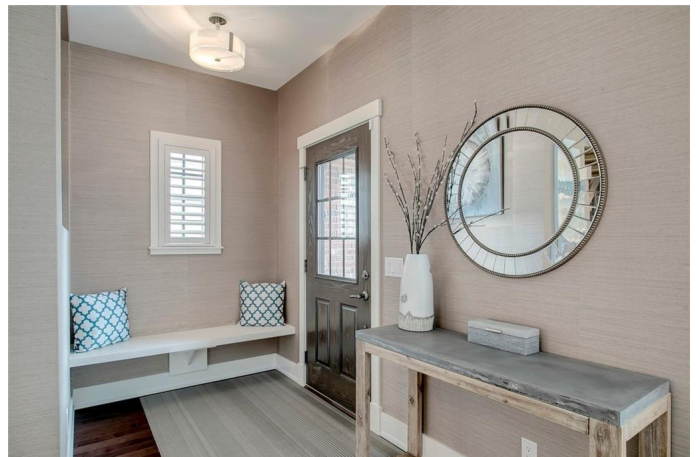
\$1,299,900

3 Bedroom, 4.00 Bathroom, 2,713 sqft

Residential on 0.09 Acres

Currie Barracks, Calgary, Alberta

Absolutely stunning home in the heart of Currie Barracks, boasting 3 spacious bedrooms and an impressive 3,700 square feet of luxurious living space! As you step inside, you'll be captivated by the main level, adorned with exquisite details such as rich hardwood floors, 9-foot ceilings, and bathed in light from pot lighting and elegant fixtures. The formal living room is a showstopper, featuring a floor-to-ceiling fireplace that seamlessly flows into the chef-inspired kitchen. The kitchen is a culinary masterpiece, adorned with quartz countertops, a meticulously designed glass tile backsplash, convenient island with an eating bar, an abundance of storage space, and a stainless steel appliance package. Adjacent to this culinary haven, you'll find a casual dining area with French doors leading to the back deck – a perfect spot for al fresco dining. The main level is completed with a convenient 2-piece powder room and a functional mudroom. Moving to the second level, you'll discover three generously sized bedrooms and a 5-piece main bath. The master retreat is your personal oasis, featuring a large walk-in closet with built-in shelving and drawers. The ensuite bathroom is a serene escape, offering dual sinks, a relaxing freestanding soaker tub, and a sleek glass-enclosed shower. Ascend to the top level, where you'll find a spacious bonus room with a vaulted ceiling. This versatile space is perfect for a family/media room, home office, or a play area for the kids. The basement is an



entertainer's dream, with a huge recreation/media room complete with a wet bar, a flexible room that could easily serve as a fourth bedroom, a well-appointed 4-piece bath, and a convenient second laundry room. Step into the private backyard, a true outdoor oasis designed for entertaining. You'll be enchanted by the beautifully lit tiered decks, a charming pergola, a planter line irrigation system, and gas lines for your BBQ, fire table, and outdoor heaters. The triple detached garage offers an abundance of storage space in the loft area. This home's location is idyllic, nestled close to vibrant Marda Loop, numerous parks, MRU, shopping, excellent schools, public transit, and just minutes from the downtown core. Don't miss the opportunity to make this breathtaking property your own!

Built in 2011

Essential Information

MLS® #	A2101339
Price	\$1,299,900
Sold Price	\$1,265,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,713
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	92 Beny-sur-mer Road Sw
Subdivision	Currie Barracks

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7A2

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 19th, 2024
Date Sold	March 22nd, 2024
Days on Market	63
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

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