

\$1,299,900 - 7 Dieppe Drive Sw, Calgary

MLS® #A2123274

\$1,299,900

4 Bedroom, 4.00 Bathroom, 2,845 sqft

Residential on 0.09 Acres

Currie Barracks, Calgary, Alberta

Nestled within the vibrant community of Currie Barracks, this exceptional three-storey residence, constructed in 2013, offers just shy of 3,900 square feet of meticulously crafted living space, featuring 4 bedrooms and 3.5 bathrooms. Upon entry, you are greeted by the inviting 9' ceilings and a spacious foyer leading to a convenient 2-piece powder room. The main floor seamlessly blends functionality with style, featuring an open-concept layout adorned with engineered hardwood flooring throughout. A stunning dining area sets the stage for elegant gatherings, while the luxurious kitchen beckons with custom cabinetry, a beautiful backsplash, a gas range, quartz countertops, and a massive island with seating. Ample pantry cupboards lead to a mudroom with built-in shelving for added convenience. The adjacent living room boasts a captivating stone feature wall with gas fireplace and built-in cabinetry, complemented by floor-to-ceiling windows with sliding doors opening onto the deck, adorned with full length drapes. A cozy family room, versatile as an office, completes the main level. Ascending to the upper level, discover three bedrooms, including an elegant primary suite featuring custom blackout drapes, a walk-in closet with custom built-ins, and a lavish 5-piece ensuite with in-floor heating, dual sinks, a soaker tub, and a standalone steam shower. Another 4-piece bathroom and a laundry room enhance the upper level's functionality. The third floor unveils an expansive loft/rec room



with vaulted ceiling, providing additional space for relaxation and entertainment. The basement offers further versatility, with an additional bedroom and 4-piece bathroom, a gym complete with commercial-grade gym flooring and full-length mirrors, and a full music studio featuring acoustic treatment and insulation for sound dampening, which could easily be transformed into a movie theatre room. The home is equipped with additional insulation between floors, central vacuum, a water softener (new in 2022), upgraded lighting, air conditioning (new in 2023) and ample storage. Recent upgrades include a brand new furnace installed in January 2024. Outside, a double detached oversized garage (24X24) with an 8'™ garage door and a paved back alley ensure convenience and functionality. The exterior of the home boasts stone and composite siding, while a large deck in the backyard, beautifully landscaped front and backyards, and an irrigation/underground sprinkler system create an oasis for outdoor enjoyment. Situated within walking distance to numerous parks and playgrounds. Close to schools, shopping, and Mount Royal College. Easy access to Crowchild Trail, Glenmore Trail, and Stoney Trail with Sandy Beach, the Glenmore Reservoir, and Lakeview Golf Course nearby. Schedule your viewing today and envision your new lifestyle in this extraordinary home.

Built in 2013

Essential Information

MLS® #	A2123274
Price	\$1,299,900
Sold Price	\$1,277,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,845
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	7 Dieppe Drive Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7A6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Low Maintenance Landscape, Landscaped, Treed

Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 13th, 2024
Days on Market	11
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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