

\$1,500,000 - 17 Trasimeno Crescent Sw, Calgary

MLS® #A2130083

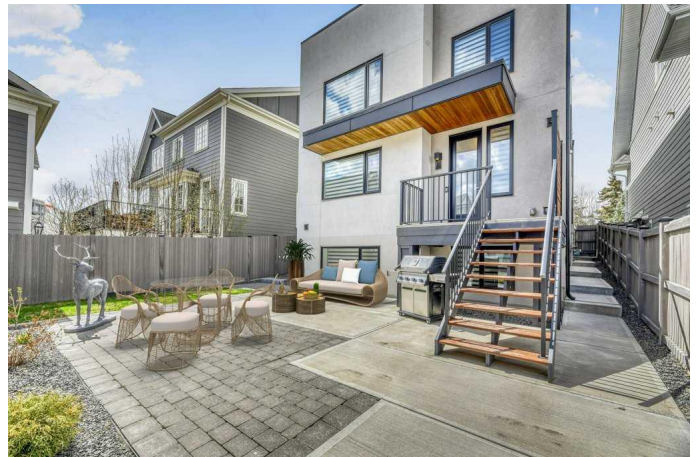
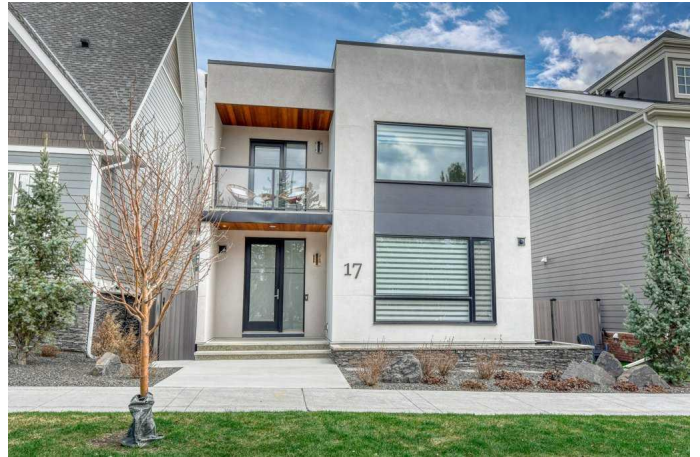
\$1,500,000

4 Bedroom, 4.00 Bathroom, 2,445 sqft

Residential on 0.10 Acres

Currie Barracks, Calgary, Alberta

Welcome to your new oasis of luxury living nestled in the heart of vibrant community of Currie Barracks. Crafted by Crystal Creek Homes, this exquisite home epitomizes thoughtful design and superior craftsmanship. Upon entering this meticulously maintained home, you are greeted by soaring 9-foot ceilings that impact a sense of spaciousness and warmth throughout the main floor. Step into the future with ease, as this home comes equipped with its very own elevator, ensuring seamless access to every floor. The gourmet kitchen is a culinary haven equipped with top-of-the-line appliances, including a premium Miele 48" Dual Range, side-by-side Electrolux Freezer/Fridge, and a Miele Built-In Whole Bean Coffee System. The ample 5-shelf pantry ensures all your culinary essentials are neatly organized and within reach. Designed for both entertaining and everyday living, the open concept layout seamlessly connects the living and dining areas, offering versatility and functionality. Retreat to the primary suite, where luxury knows no bounds. Here, you'll discover a generously sized walk-in closet and a lavish 5-piece ensuite bathroom. Indulge in the spa-like ensuite, complete with a double vanity, standalone tub, curbless shower, and the ultimate comfort of heated bathroom floors. The second bedroom boasts its own 3-piece bathroom with heated floors, perfect for guests or family members. Enjoy the panoramic west-facing views on your private balcony.



This stunning property boasts a fully developed lower level, adding an extra layer of versatility. The space is illuminated by sunshine pouring through the huge windows, highlighting two spacious bedrooms, large family room and a 5-piece bathroom. But it doesn't stop there. Enjoy piece of mind with superior energy efficiency, courtesy of triple-pane windows, a high-efficiency furnace equipped with a 2-zone system, water-saving plumbing fixtures. (Built Green Bronze standard) Experience the pinnacle of modern living with the state-of-the-art Smart Space System. The backyard has a private patio, complete with unground sprinklers, professionally landscaped, and composite fencing, offering a tranquil retreat. Situated in a prime location across from a park, and close to MRU, walking/biking paths, shopping, restaurants, excellent schools, public transit, and easy access to the downtown core, convenience meets comfort in the exceptional home!

Built in 2018

Essential Information

MLS® #	A2130083
Price	\$1,500,000
Sold Price	\$1,472,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,445
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	17 Trasimeno Crescent Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8B8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated, Oversized

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Tankless Water Heater, Washer/Dryer, Water Softener
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Marble
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Underground Sprinklers, See Remarks
Roof	Flat, Membrane
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 18th, 2024
Days on Market	8

Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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