

\$1,300,000 - 11 Dieppe Drive Sw, Calgary

MLS® #A2135411

\$1,300,000

3 Bedroom, 4.00 Bathroom, 2,104 sqft

Residential on 0.09 Acres

Currie Barracks, Calgary, Alberta

Act Fast! Exceptional Opportunity in Currie Barracks!

Seize the rare chance to own a prestigious Calbridge estate home in the highly sought-after community of Currie Barracks. Just a 7-minute drive to downtown, this location offers the convenience of walking to nearby restaurants, brewpubs, numerous private schools, and Mount Royal University. This extensively upgraded home boasts 3,000 square feet of beautifully developed space, featuring 3 bedrooms, 4 bathrooms, a fully finished basement, and a spacious triple detached garage measuring 28'x22' providing ample room for your prized vehicles or additional storage. For a detailed list of upgrades to this home please refer to the provided supplements. The west-facing backyard is a sunlit haven perfect for BBQ gatherings or tranquil evenings on your oasis-like deck. Upon entering this bright and open home, you'll immediately notice the pride of ownership throughout. Gleaming hardwood floors complement the freshly painted interior, enhancing the renowned craftsmanship of Calbridge Homes. The main floor's focal point is the kitchen, equipped with a Wolf gas range, Miele dishwasher and coffee maker, solid maple cabinets, and an oversized island that serves as a family gathering spot. The current owners have creatively transformed the great room with its gas fireplace into a dining and entertaining area, which can easily revert to its original layout. Upstairs, the master suite is a



true retreat, featuring a spa-like ensuite with a hydro tub, oversized steam shower, heated floors, and his-and-her sinks. Two additional spacious bedrooms and a convenient laundry room complete the upper level. The fully developed lower level is ideal for entertainment and family movie nights, offering heated floors, a pool table (included), a captivating bar, and a comfortable TV area. There's ample space to add a fourth bedroom if needed, and the existing four-piece bathroom is perfect for older children or guests. Outside, enjoy a meticulously maintained garden with an underground sprinkler system (5 zones), beautiful flower gardens, landscape lighting, Trex decking at the front and back, and outdoor speakers. The mature trees provide privacy, making this outdoor space a true sanctuary. Don't miss out on this immaculate, pristine family home. Contact your realtor today to schedule a viewing!

Built in 2014

Essential Information

MLS® #	A2135411
Price	\$1,300,000
Sold Price	\$1,325,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,104
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11 Dieppe Drive Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7A6

Amenities

Parking Spaces	6
Parking	Garage Door Opener, Insulated, Oversized, Triple Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Boiler, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Yard Lights, Rectangular Lot
Roof	Asphalt
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 5th, 2024
Days on Market	6
Zoning	Direct Control(pre 1P2007

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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