



## 345 Bessborough Drive Calgary Alberta

\$1,620,000

Welcome to this exquisitely crafted residence by Homes By Us, where quality meets thoughtful design. Situated in a desirable neighborhood of Currie Barracks, this home offers an outstanding investment opportunity with a fully legal carriage suite located above the garage - perfect for generating rental income or hosting extended family. Step inside and experience a home filled with high-end, custom features that set it apart. The gourmet kitchen is a chef's dream, showcasing Dekton counters and backsplash, offering both durability and modern elegance. The powder room continues the upscale aesthetic with a striking Dekton apron sink and a wall-hung toilet for a sleek, contemporary feel. The main floor includes stylish glass wall accents in both the den and fitness area, creating an open, airy ambiance while maintaining functionality and privacy. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite. The fully finished basement adds even more versatility, complete with an additional bedroom ideal for guests or a home office. This is more than a home - it's a lifestyle upgrade, combining innovative design, smart investment potential, and everyday comfort. Full landscaping and fence package included in the purchase of this home. Don't miss the opportunity to own this unique property! (id:6769)

Bonus Room 14.00 Ft x 12.42 Ft  
Laundry room 8.42 Ft x 8.17 Ft  
Primary Bedroom 15.17 Ft x 12.42 Ft  
Bedroom 12.17 Ft x 11.17 Ft  
Bedroom 12.17 Ft x 11.83 Ft  
5pc Bathroom 12.08 Ft x 10.33 Ft  
5pc Bathroom 12.42 Ft x 12.08 Ft  
Family room 23.33 Ft x 11.58 Ft  
Exercise room 13.83 Ft x 11.50 Ft  
Bedroom 10.92 Ft x 10.58 Ft

4pc Bathroom 7.42 Ft x 6.92 Ft  
Kitchen 17.42 Ft x 10.08 Ft  
Dining room 16.42 Ft x 13.25 Ft  
Living room 16.50 Ft x 14.75 Ft  
Den 12.25 Ft x 10.92 Ft  
Other 12.08 Ft x 6.50 Ft  
2pc Bathroom 8.25 Ft x 5.17 Ft  
Kitchen 9.92 Ft x 8.25 Ft  
Living room/Dining room 12.58 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net