



## 81 Tommy Prince Road Calgary Alberta

\$1,285,000

Pride of ownership exudes from this 3 bed, 4 bath Pearson Tudor executive home located in the highly sought after community of Currie Barracks. Boasting close to 4000sq/ft of developed living space this home is a must see. The main floor consists of a grand front entrance that opens onto a huge formal dining room with gorgeous marble flooring, 9' ceilings and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight with upgraded S/S appliances consisting of a 6 burner GE Monogram gas cooktop, built in wall ovens, tiled backsplashes, custom Bamboo cabinets and a huge Quartz island that overlooks the living room with a travertine surround gas fireplace. Completing the main floor is a 2pc bath plus a large mudroom leading to the backyard. Floating stairs with gorgeous glass railings lead to the 2nd level which offers an oversized master bedroom with a large walk-in closet plus a 5pc ensuite consisting of "his and hers" sinks, a separate shower plus a deep "air jet" soaker tub and heated floors. Completing the 2nd level is an additional bedroom with a "cheater" 4pc bath plus a spacious laundry room and built-in hallway desk. The top floor offers a huge bonus room with vaulted ceilings, media/office space plus a 2pc bath and built-in wet bar. The basement is fully finished with an oversized family room, bonus area plus a 3rd bedroom and an additional 3pc bath that is 3/4 finished. The exterior is fully fenced and professionally landscaped with native plants/trees and gorgeous perennials. The large back deck comes with a "dura deck" covering plus a gas hook-up for your BBQ and leads to the double detached garage with a paved back-ally. Additional bonuses include: LEED Gold standard certification, Central A/C, H.E Furnace with 3 zone heating, Water softener, U/G sprinklers, a built-in vacuum system, plus built-in speakers and wired for a secur...

Primary Bedroom 15.92 Ft x 12.08 Ft

Bedroom 17.00 Ft x 11.42 Ft

Laundry room 11.58 Ft x 5.25 Ft

4pc Bathroom 8.75 Ft x 5.67 Ft

5pc Bathroom 12.50 Ft x 9.58 Ft

Bonus Room 21.92 Ft x 21.17 Ft

Recreational, Games room 11.92 Ft x 8.67 Ft

Bedroom 12.50 Ft x 11.25 Ft

Storage 13.00 Ft x 6.33 Ft

Kitchen 13.00 Ft x 12.00 Ft

Dining room 19.83 Ft x 12.33 Ft

Living room 15.92 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Den 10.75 Ft x 5.00 Ft

2pc Bathroom 6.92 Ft x 4.58 Ft

Family room 20.25 Ft x 15.83 Ft

Other 5.42 Ft x 5.17 Ft

Other 8.42 Ft x 7.50 Ft

2pc Bathroom 7.42 Ft x 3.75 Ft