



210 Alexandria Green Calgary Alberta

\$2,370,000

Available for possession in JULY 2025, don't miss the opportunity to make this exquisite home your own! Spanning 3,384 square feet above grade and over 5,300 square feet of developed space, this home is perfect for families seeking a blend of comfort, luxury, and convenience. Discover elegance and modern living in this stunning Georgian-style residence, perfectly situated in the vibrant community of Currie Barracks, just 10 minutes from downtown Calgary. This exceptional home boasts a prime corner lot facing a picturesque park, offering an idyllic setting for families and professionals alike. As you approach the property, you'll be captivated by its impressive curb appeal, enhanced by a charming courtyard and a spacious side deck, complete with a gas line for effortless barbecuing. The grand entryway welcomes you into an open-concept main floor adorned with soaring 10-foot ceilings and an abundance of natural light pouring through ample windows. Thoughtfully designed wide hallways and staircases lead you through this expansive layout, ideal for both entertaining and everyday living. The main floor features a generous home office, perfect for remote work, while the chef's kitchen is a culinary enthusiast's dream. Outfitted with built-in Fisher & Paykel appliances, including a panel-ready refrigerator and dishwasher, this kitchen also boasts a convenient pot filler, extensive pantry space, and elegant cabinetry, making meal preparation a delight. Ascend to the upper floor to find the luxurious primary suite, overlooking the serene park, featuring a super-sized ensuite bathroom and a spacious walk-in closet. This level also includes a large laundry area with a utility sink and ample storage solutions, along with two additional well-sized bedrooms that share a stylish Jack and Jill bathroom. The lower level is an entertainer's paradise, showcasing a massive living room...

Laundry room 7.50 Ft x 13.50 Ft
Primary Bedroom 15.83 Ft x 13.17 Ft
5pc Bathroom 14.50 Ft x 11.75 Ft
Bedroom 11.75 Ft x 12.67 Ft
Bedroom 10.58 Ft x 11.25 Ft
Other 11.75 Ft x 9.50 Ft

Bedroom 11.42 Ft x 10.83 Ft
Other 20.00 Ft x 17.83 Ft
Other 17.58 Ft x 10.83 Ft
Living room 22.00 Ft x 17.50 Ft
Dining room 18.50 Ft x 16.00 Ft
Kitchen 20.00 Ft x 13.00 Ft

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Listing Presented By:



Originally Listed by:
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<https://www.platinumheritagerealty.ca/>



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4pc Bathroom	13.00 Ft x 5.33 Ft	Office	12.25 Ft x 13.00 Ft
Living room	21.83 Ft x 16.25 Ft	2pc Bathroom	5.75 Ft x 8.58 Ft
Recreational, Games room	18.00 Ft x 14.75 Ft	Other	7.33 Ft x 9.17 Ft
3pc Bathroom	5.67 Ft x 12.00 Ft		