



# 348 Normandy Drive Calgary Alberta

\$1,395,000

Welcome to your new home in the heart of Currie, Calgary! This home features approx. 2350sf above grade and approx. 3350sf in total including a spacious fully developed basement. The home features a generous detached double garage and fully landscaped front and backyard with quality low maintenance vinyl fencing. 4 generous bedrooms with 3.5 bathrooms in a functional open-plan layout offers flexible living that will suit a variety of different buyers. You will be greeted by 10ft high ceilings on the main level and 9ft high to all remaining floors, the heart of the home is a gorgeous minimalistic kitchen made for entertaining with designer panel-ready Fisher & Paykel appliance package dove-tail drawers and beautiful quartz countertops. Choose from a variety of upgrade options including Miele appliance package, waterfall countertops to island to name just a few. This home will commence construction soon with anticipated completion at the end of 2024. Photos are representative (id:6769)

Furnace 9.67 Ft x 23.17 Ft  
Bedroom 11.50 Ft x 13.25 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Living room 13.83 Ft x 14.58 Ft  
Recreational, Games room 7.83 Ft x 10.58 Ft  
Dining room 13.67 Ft x 10.00 Ft  
Foyer 6.50 Ft x 11.17 Ft  
Kitchen 17.00 Ft x 20.25 Ft  
Living room 22.92 Ft x 16.17 Ft

Other 7.08 Ft x 9.75 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 11.83 Ft x 16.17 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Laundry room 11.58 Ft x 6.50 Ft  
Bedroom 11.58 Ft x 11.50 Ft  
Bedroom 11.58 Ft x 11.50 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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