



# 3720 Quesnay Wood Drive Calgary Alberta

\$785,000

Luxurious Townhome in Currie Barracks - A Legacy of Distinction ONE OF 30 LUXURY TOWN HOMES IN CURRIE BARRACKS. Welcome to an exquisite townhome nestled within the prestigious Nichola community in Currie Barracks. This master-planned intercity neighborhood is just 7 minutes from downtown, providing effortless access to an array of exceptional dining, shopping, and cultural attractions. Spanning 1,417 sq. ft., this thoughtfully designed residence features 3 bedrooms, 2.5 baths, and a nice open concept floor plan, ensuring ample space for both relaxation and productivity. The home boasts 9-foot ceilings on every level, creating a sense of grandeur and openness that invites natural light to flow seamlessly throughout. The heart of the home is a gourmet kitchen, complete with an OVERSIZED GRAND ISLAND (10'0) complete with STYLISH PREMIUM QUARTZ BACKSPLASH & COUNTER TOPS. Ideal for culinary enthusiasts and entertaining guests. Luxurious finishes abound, including PREMIUM MILLWORK, knockdown ceilings, and a sophisticated STUCCO EXTERIOR accented by elegant brick veneer. The bathrooms elevate the home's luxury with MIRRORS THAT STRETCH TO THE CEILING, enhancing the sense of space and sophistication. Thoughtfully equipped with rough-ins for AIR CONDITIONING & SOLAR PANEL, and an ATTACHED TWO CAR GARAGE, the home also includes upgrade options for convenient EV CHARGING rough-ins for modern convenience. Step outside to enjoy serene outdoor living on the DURADEK-FINISHED BALCONIES or gather around the IMPRESSIVE 42" LANDSCAPE FIREPLACE for cozy evenings under the stars. The residence is outfitted with luxurious finishes such as 8-FOOT DOORS, 4-INCH. BASEBOARD, 3" CASINGS, ensuring a refined aesthetic throughout. Buyers can also choose from TWO ELEGANT PALLETES; THE CALIGA OR LAMBENT allowing for personalization to match your style. Living in Currie Barracks means embracing a...

Dining room 10.75 Ft x 11.25 Ft  
 Kitchen 11.75 Ft x 16.17 Ft  
 Living room 9.50 Ft x 15.75 Ft  
 2pc Bathroom 4.42 Ft x 5.08 Ft  
 Bedroom 10.33 Ft x 8.75 Ft  
 Bedroom 9.50 Ft x 9.75 Ft

Primary Bedroom 9.50 Ft x 11.00 Ft  
 4pc Bathroom 10.50 Ft x 5.00 Ft  
 Other 3.75 Ft x 8.33 Ft  
 3pc Bathroom 5.00 Ft x 8.00 Ft  
 Foyer 10.33 Ft x 4.50 Ft  
 Office 9.50 Ft x 6.75 Ft

Listing Presented By:



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