



# 88 Victoria Cross Boulevard Calgary Alberta

\$849,999

Step into luxury and sustainability with this exceptional painted brick townhome, located on a beautiful tree lined boulevard in historic Currie Barracks. The bright and spacious main floor features a Gourmet Kitchen with professional grade Viking stainless steel appliances, quartz countertops, abundant cabinetry, and breakfast bar/island. The light filled dining area overlooks the treed boulevard, while the open concept living room faces the private, professionally landscaped backyard, perfect for entertaining or relaxing. A 2-pc powder room and stunning acacia engineered hardwood floors throughout complete the main floor. The second level includes a versatile bonus room, 2 generously sized bedrooms (one currently used as an office), 2 linen closets, a laundry room and 4-pc main bath featuring in floor heating. The primary suite spans the entire third floor, offering a true sanctuary. With lofted ceilings, a huge private deck overlooking the backyard, 5-pc ensuite with in floor heating, and walk in closet, this space exudes luxury. The fully developed basement offers a spacious rec room perfect for a home theatre, gym, or additional family space, as well as a guest bedroom, 4-pc bathroom, and lots of storage. This fully upgraded home is equipped with A/C, hot water on demand, separate thermostats for each floor, steam humidifier, reverse osmosis water system, water softener, roughed in central vac, security system, speakers on each floor as well as on deck and patio, gas line outlets and water bibs on upper deck and in backyard, and a detached double garage. Additionally, all windows open for fresh air. Currie Barracks is much more than a neighbourhood, it's a lifestyle. The LEED Gold Standard community offers historic walking and biking paths, parks, naturalized woodlands and rain gardens, an off-leash dog park, accessible play areas, options for food and drink...

Bonus Room 12.58 Ft x 12.50 Ft

Bedroom 13.33 Ft x 12.33 Ft

Bedroom 12.58 Ft x 9.67 Ft

Laundry room 5.33 Ft x 7.83 Ft

4pc Bathroom 7.75 Ft x 5.92 Ft

Primary Bedroom 11.50 Ft x 17.33 Ft

Recreational, Games room 14.50 Ft x 13.00 Ft

Bedroom 13.42 Ft x 11.08 Ft

4pc Bathroom 5.00 Ft x 7.42 Ft

Furnace 14.25 Ft x 7.25 Ft

Kitchen 17.25 Ft x 12.00 Ft

Dining room 16.25 Ft x 9.25 Ft

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5pc Bathroom 9.83 Ft x 13.33 Ft

Living room 13.58 Ft x 12.75 Ft

Other 9.75 Ft x 7.33 Ft

2pc Bathroom 4.50 Ft x 7.00 Ft