

# \$2,295,000 - 32 Tommy Prince Road Sw, Calgary

MLS® #A2202725

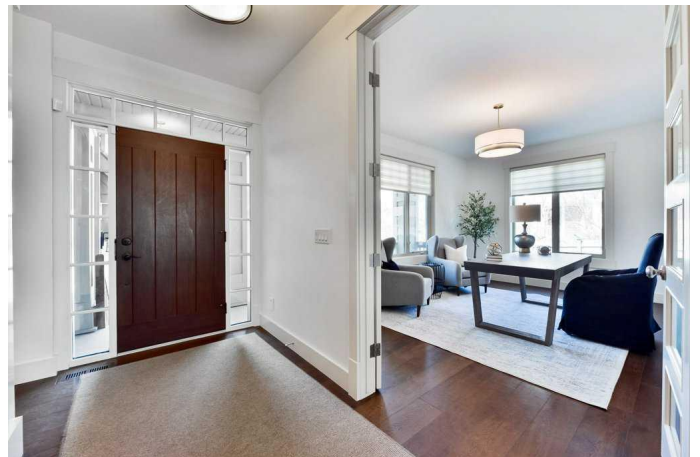
**\$2,295,000**

5 Bedroom, 4.00 Bathroom, 3,733 sqft

Residential on 0.17 Acres

Currie Barracks, Calgary, Alberta

EXCEPTIONAL EXECUTIVE FAMILY HOME set in a premier Currie location. This Large Property of 7502 sq.' backs onto greenspace providing treed views and privacy. Stepping inside you are greeted by an Open Plan with 4734 sq. total of quality development & wonderful layout. Main floor features wide plank Engineered Hardwood, Flat Painted Ceilings, Oversized Windows + Neutral color throughout. Large Office/Den with French Doors, Open Formal Dining with Coffered Ceiling, Great Room with Fireplace flanked by Built in Shelving, Elegant Powder Room + Informal Eating area. Updated Dream Kitchen features Ceiling Height Cabinetry, newer Appliances, lovely Backsplash & oodles of workspace. Adjacent is the Killer Pantry complete with a new Miele Built In Oven. Fantastic redone Mudroom leads to TRIPLE HEATED ATTACHED Garage complete with terrific Built In Storage/Shelving/Bike Hangers & Dog Wash! Beautiful stairway leads to Upper Level offering 4 BIG Bedrooms, plus a Bonus room (could be made into a bedroom), a Laundry room with Sink, Window + Storage. Well designed Family Bath with double sinks and separated bath/shower space. All Bedrooms have Walk -In Closets + Black Out Blinds. Primary Suite is particularly special, overlooking the green space, showcasing a luxurious En-Suite as well as an Outstanding Dressing Room. Head to the Lower Level & enjoy/relax with games night and the Home Theatre, very cool Bar + the



Fitness Area. Guests/ Teen or Nanny will be more than comfortable using the generous sized Bedroom + Full Bath. Fenced + Professionally Landscaped incorporating irrigation, garden, lawn, patio and play area. Other notables- abundance of storage, Vacuum system, Security, Multi-Zoned Heating, Tankless Hot Water, Water Softener, Gem Lights. Fantastic Community with walking paths, parks, playgrounds, Dog Park, close to schools + minutes to shops / restaurants of Marda Loop + Downtown. Donâ€™t Miss this Beautifully Maintained and Updated Home!

Built in 2015

### **Essential Information**

MLS® #	A2202725
Price	\$2,295,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,733
Acres	0.17
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	32 Tommy Prince Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6Z8

### **Amenities**

Parking Spaces	5
Parking	Driveway, Garage Faces Side, Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Refrigerator, Tankless Water Heater, Warming Drawer, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, See Remarks
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Irregular Lot, Landscaped, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	12
Zoning	DC

## Listing Details

Listing Office	RE/MAX Realty Professionals
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