

**3965 Quesnay Wood Drive SW
Calgary, Alberta**

MLS # A2295921



\$738,045

Division:	Currie Barracks		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,435 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Quartz Counters, Storage		

Inclusions: N/A

3-BED | 2.5-BATH | 2-CAR ATTACHED GARAGE | LOW CONDO FEES. High quality construction and many inclusions in the home; quartz counters in kitchen and bathrooms, LVT flooring throughout main living area, 9' ceilings on main living area, plenty of storage space, oversized kitchen, oversized balcony, plus additional front patio space. A/C rough in and all window coverings are included! Upper floor washer and dryer are included, as well as full kitchen appliance package including gas range and chimney hood fan. Oversized double car attached garages for your convenience. The home boasts huge, oversized windows, many of them opening to allow in fresh air and sunlight. Experience the best of Currie, with top-rated schools, parks (including dog park), restaurants, heritage buildings, innovative mixed-use spaces, and just an 8-minute drive to downtown! (Note: Photos & virtual tour are of a show home with similar layout and is an approximation of the property for sale). Book your showing today.