

# \$2,549,000 - 298 Bessborough Drive, Calgary

MLS® #A2207187

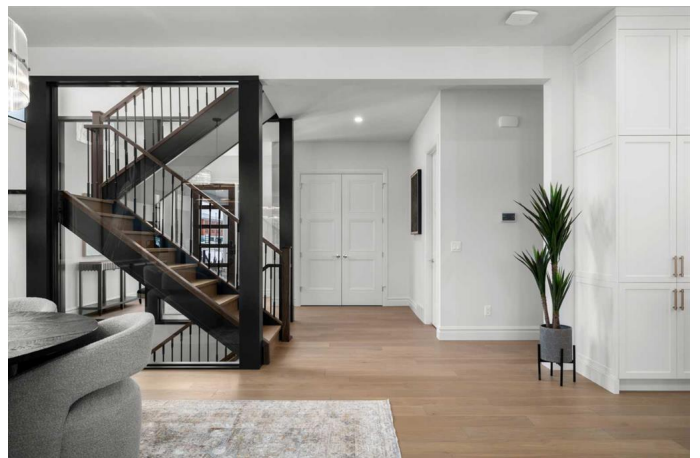
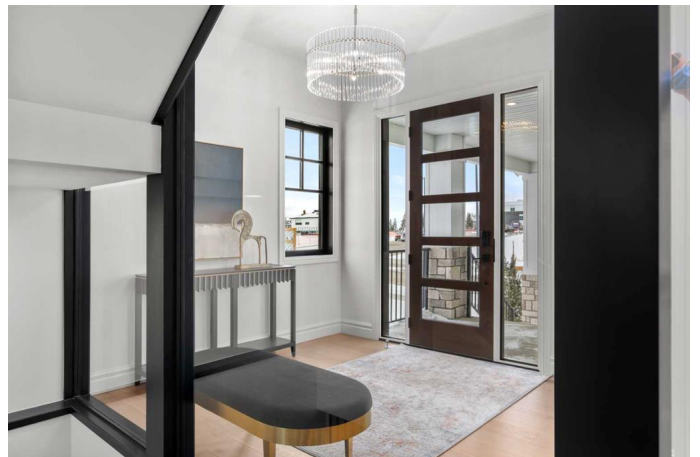
**\$2,549,000**

5 Bedroom, 4.00 Bathroom, 3,735 sqft

Residential on 0.13 Acres

Currie Barracks, Calgary, Alberta

Currently serving as the show home for Cornerstone Luxury Homes, The Patricia is a timeless testament to craftsmanship, blending modern design with elegant family living. This newly built masterpiece is a testament to exceptional craftsmanship, offering over 4,100 sqft total and 1,790 sq. ft. on the main level alone—a rare find in inner-city living. Step inside to a gourmet kitchen designed for both function and beauty, featuring a sprawling island, a butler's pantry, and a hidden spice pantry tucked behind a secret door. A striking gas concrete fireplace anchors the main living space, while a four-season room invites you to enjoy natural light year-round. Featuring triple-pane windows with sleek black interior and exterior window casings, offering both energy efficiency and a modern architectural touch throughout the home. With five bedrooms, four bathrooms, and an upper-level bonus room, this home is as practical as it is luxurious. The primary suite is truly one-of-a-kind, showcasing a dual-sided marble fireplace, a private wet bar and coffee station, and a spa-inspired ensuite with a standalone tub inside a walk-in shower—a design masterpiece. The fully finished lower level is designed for both recreation and wellness, featuring a dedicated gym with a built-in water bottle filler. An attached triple-car garage with epoxy flooring provides ample space for your vehicles and storage needs. Nestled in Currie Barracks, just seven minutes from downtown, this home is surrounded by scenic walking



paths and parks, including Alexandria Park and Valour Park. Plus, it will soon back onto the future Richmond Green Park, offering unparalleled access to green spaces. Experience unrivalled luxury in a home that is both timeless and modern. Reach out today!

Built in 2024

**Essential Information**

MLS® #	A2207187
Price	\$2,549,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,735
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	298 Bessborough Drive
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7M3

**Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings,
-------------------	---------------------------------------------------------------------

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Oven, Refrigerator

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Double Sided, Gas, Great Room, Master Bedroom

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, Other

Lot Description Back Yard

Roof Asphalt, Other

Construction Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 4th, 2025

Days on Market 18

Zoning TBC

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.