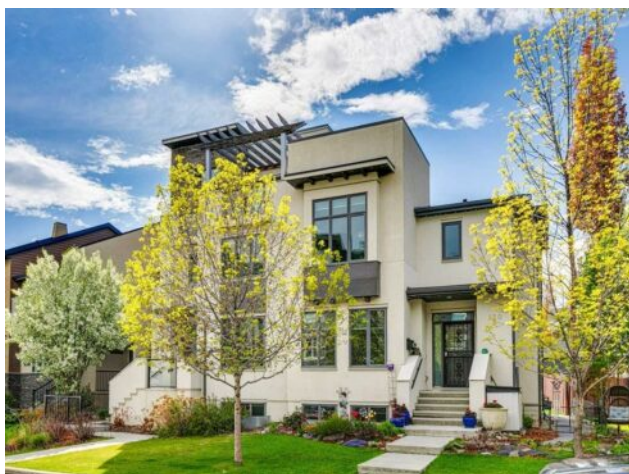


**120 Burma Star Road SW**  
**Calgary, Alberta**

**MLS # A2224607**



**\$899,900**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,802 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Insulated, Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Reverse Pie Shaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None.		

Bright, airy & beautifully upgraded 2+1 bedroom home in Currie Barracks that exudes pride of ownership offering over 2500 sq ft of developed living space! The open main level presents hardwood floors & high ceilings, showcasing the living room anchored by a feature fireplace, dining area with gorgeous light fixture & kitchen that's tastefully finished with quartz counter tops, eating bar, plenty of storage & stainless steel appliances. A private office is tucked away just off the foyer & perfect for a home office setup. Completing the main level are a mudroom & 2 piece powder room. The second level hosts 2 bedrooms, each with a private ensuite. The primary bedroom with tray ceiling boasts a walk-in closet with tons of built-in storage plus a luxurious 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. A second bedroom features ample closet space & a 4 piece ensuite. Laundry facilities are also conveniently located on the second level. Basement development includes a large recreation/media room & great for game or movie night. The fourth bedroom & a 4 piece bath are the finishing touches to the basement. Other notable features include central air conditioning & upgraded lighting. Outside, enjoy the beautifully landscaped front yard with underground sprinklers & back yard with private west facing patio & the perfect space for relaxing or outdoor entertaining. Parking is a breeze with an insulated single detached garage. The family oriented location is incredibly convenient & close to MRU, Axess & Valour Parks, Airport Playground, schools, shopping public transit & effortless access to Crowchild Trail.