Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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66 Mary Dover Drive SW
Calgary, Alberta

MLS # A2352071

$3,600,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,021 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	5	**Baths:**	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opene		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Fro		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Other	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Recreation Facilities, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Windows

Inclusions: Dishwasher drawer (2), Built-in steam oven, Second bar fridge, Second washer and dryer set, Asko drying closet, Steam shower

Open House | Saturday and Sunday | October 17 & 18 | 2:00 - 4:30 PM Beautifully custom-designed and built by Empire Custom Homes, this five-bedroom, five-bathroom residence offers over 5,400 sq. ft. of luxurious living space, sophisticated finishes, and exceptional family functionality. Mature trees, walking paths and a nearby playground create a peaceful, park-like setting just minutes from downtown. The light-filled main floor showcases hardwood flooring, crown mouldings, wrought-iron railings, and elegant architectural details. At its heart is a stunning chef’s kitchen with an oversized granite island, contrasting custom cabinetry, a professional Wolf six-burner gas range with griddle and dual ovens, Sub-Zero refrigeration, built-in Miele appliances, and abundant storage. The adjoining dining and family areas are ideal for everyday living and entertaining. A welcoming family room features a gas fireplace with custom built-ins, while a second living space provides flexibility for formal gatherings. A private office, powder room, and spacious mudroom/laundry area with extensive cabinetry complete this level. Upstairs, three generously sized bedrooms each enjoy a walk-in closet and private ensuite. The expansive primary retreat features a luxurious five-piece ensuite and an impressive approximately 13’ × 13’ walk-in closet. Two additional bedrooms each offer a four-piece ensuite, and a second laundry room adds everyday convenience. The fully developed basement is designed for entertaining, with a sprawling recreation room, hardwood floors, and a dramatic floor-to-ceiling stone fireplace. An impressive wet bar with extensive cabinetry, display shelving, and seating makes hosting effortless. Enjoy a dedicated wine cellar, room for a pool table and games, a comfortable media area, and a separate fitness

room. Two additional bedrooms and a four-piece bathroom provide excellent space for guests or extended family. Outside, an expansive stone patio offers multiple areas for dining, lounging, and gathering around the fire pit. Wrought-iron fencing preserves beautiful views of the mature, treed green space directly behind the home. Landscaped side-yard pathways and seating areas add charm, while nearby walking trails and a playground make this an outstanding setting for family life. Additional highlights include an oversized attached garage, abundant built-in storage and two laundry rooms. Located in sought-after Currie Barracks, close to parks, schools, shops, restaurants, Mount Royal University and major routes, this exceptional property offers the perfect blend of luxury, space, natural beauty and urban convenience.

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