



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4308 CORONATION Drive, Calgary T2S 1M2**

MLS®#: **A2099904**

Area: **Britannia**

Listing Date: **01/05/24**

List Price: **\$4,550,000**

Status: **Active**

County: **Calgary**

Change: **-\$200k, 16-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **8,180 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **6,143**  
Low Sqft:  
Ttl Sqft: **6,143**

DOM

**135**  
Layout  
Beds: **5 (4 1 )**  
Baths: **8.5 (7 3)**  
Style: **3 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Underground Sprinklers,Yard Lights,Other,Rectangular Lot,Treed,Views Alley Access,Concrete Driveway,Driveway,Enclosed,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,On Street,Other,Oversized,Paved,Quad or More Attached,Rear Drive,See Remarks,Underground,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,Built-in Barbecue,Gas Grill,Lighting,Other,Outdoor Grill,Outdoor Kitchen,Private Entrance,Private Yard,Storage**

Construction: **Composite Siding,Stone,Stucco,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Gas Range,Built-In Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Disposal,Double Oven,Dryer,Freezer,Garage Control(s),Garburator,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings,Wine Refrigerator**  
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Elevator,French Door,Granite Counters,High Ceilings,Jettied Tub,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Recreation Facilities,See Remarks,Separate Entrance,Steam Room,Stone Counters,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),WaterSense Fixture(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`1" x 5`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 4`9"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>9`8" x 13`0"</b>	<b>Den</b>	<b>Main</b>	<b>17`5" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>25`7" x 12`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>18`6" x 24`5"</b>

Laundry	Main	6`4" x 7`11"	Living Room	Main	26`1" x 25`10"
Breakfast Nook	Main	13`0" x 9`6"	Office	Main	15`0" x 13`6"
Pantry	Main	7`0" x 12`3"	Porch - Enclosed	Main	29`7" x 15`6"
3pc Ensuite bath	Second	10`1" x 6`1"	3pc Ensuite bath	Second	6`10" x 10`1"
4pc Ensuite bath	Second	6`0" x 10`1"	6pc Ensuite bath	Second	12`8" x 12`6"
Bedroom	Second	15`1" x 15`7"	Bedroom	Second	14`6" x 18`8"
Bedroom	Second	15`8" x 18`9"	Laundry	Second	12`0" x 9`0"
Bedroom - Primary	Second	17`3" x 23`2"	Nook	Second	11`6" x 7`2"
3pc Bathroom	Third	11`0" x 4`11"	Family Room	Third	28`5" x 13`1"
2pc Bathroom	Basement	6`4" x 4`1"	3pc Ensuite bath	Basement	10`9" x 5`0"
Other	Basement	6`7" x 16`3"	Bedroom	Basement	18`3" x 11`11"
Other	Basement	13`2" x 14`4"	Game Room	Basement	18`3" x 34`7"
Storage	Basement	5`5" x 2`10"	Furnace/Utility Room	Basement	13`7" x 17`0"
Wine Cellar	Basement	6`3" x 15`0"			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C1**

Legal Desc: **2023GT**

Remarks

Pub Rmks: **Welcome to this prestigious custom home of true craftsmanship in Britannia, located steps away from the renowned Calgary Golf & Country Club. This dream property offers luxurious living spaces and remarkable amenities. Prepare to be captivated by the ease of lifestyle and unparalleled living experience this property will provide. The grand foyer features two-story ceilings, an opulent chandelier, and ample hidden storage. The impressive staircase with wood detailing beckons exploration across four levels. Convenience is ensured by the spacious elevator connecting the 4-car garage to the fourth-floor entertainment space. This home boasts 5 bedrooms, all with ensuite bathrooms, totaling 10 bathrooms in this home for ultimate comfort and privacy. Spanning over 7,600 square feet, this custom build exudes refined ambiance. The main level showcases an open concept living room and kitchen with white oak flooring and custom cabinetry. A stunning fireplace and built-in cabinetry make the living room perfect for relaxation and gatherings. The gourmet kitchen is a literal chef's dream, equipped with both gas and induction ranges, 3 dishwashers, pot-filler faucet, double ovens, 2 refrigerators, a large island with seating, and a butler's pantry with a food prep area and deep freeze. The built-in Miele espresso/cappuccino machine ensures you can enjoy your own at-home cafe experience whenever you desire. Indulge in the pleasures of wine with the temperature-controlled, on-demand dispenser conveniently located in the living/kitchen area. Entertaining is effortless with a formal dining room that leads you to a secret living room with a fireplace - a cozy hideaway for after dinner relaxation. An informal dining area next to the kitchen offers additional seating options. Large sliding glass doors open to the outdoor living area, complete with a grilling kitchen and wood-burning fireplace. The backyard oasis includes a paved driveway, green space, and a custom hot tub area with shower, bathroom, and laundry. The second level comprises four bedrooms with ensuites, a laundry room, and ample storage. Included here is the primary suite offering luxurious amenities such as a fireplace, wet bar, and spacious ensuite and closet. Going up to another floor is a space designed for ultimate entertainment - a family room, wet bar, patio, and outdoor kitchen with stunning views of Calgary's downtown skyline. The basement is a haven for fun and recreation as it boasts a full bar, wine cellar with an old-world feel, family room/media area with a fireplace, a built-in golf simulator/viewing bar. Additional features of this level include an oversized garage with parking for six vehicles and a workshop area, storage rooms, guest suite, and two bathrooms. Words can hardly capture the magnificence of this property. Call today to book a private viewing and experience the sheer luxury and elegance of this outstanding home in person.**

Inclusions: **Wine preserver unit (in living room), 2 built-in BBQ's, 5 dishwashers, steam oven, cigar humidor**

Property Listed By: **TINK**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















