



THE
A-TEAM

**RE/MAX
FIRST**

1020 PREMIER Way, Calgary T2T 1L5

MLS®#: **A2124347**

Area: **Upper Mount Royal**

Listing Date: **04/19/24**

List Price: **\$2,299,900**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**
Lot Information
Lot Sz Ar: **7,351 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,136**
Low Sqft:
Ttl Sqft: **4,136**

DOM

30
Layout
Beds: **4 (4)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Landscaped,See Remarks**
Park Feat: **Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,See Remarks,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Wine Cellar	Main	4`1" x 5`10"
Kitchen	Main	15`3" x 19`8"
Living Room	Main	22`8" x 17`0"
Dining Room	Main	16`8" x 15`3"
5pc Ensuite bath	Second	9`11" x 15`8"
Laundry	Second	10`6" x 7`0"
Bedroom	Second	12`5" x 11`4"
Bedroom - Primary	Second	14`0" x 15`0"
4pc Ensuite bath	Second	4`11" x 9`9"

Room	Level	Dimensions
Breakfast Nook	Main	12`4" x 17`7"
Family Room	Main	21`0" x 15`6"
2pc Bathroom	Main	5`1" x 6`4"
Office	Main	11`3" x 7`3"
Bonus Room	Second	15`6" x 10`0"
Bedroom	Second	12`5" x 11`4"
4pc Bathroom	Second	4`11" x 10`9"
Bedroom	Second	11`4" x 11`10"
Office	Lower	12`11" x 13`6"

Mud Room
Game Room

Lower
Basement

7`0" x 7`11"
24`6" x 16`6"

2pc Bathroom
Exercise Room
Legal/Tax/Financial

Lower
Basement

5`1" x 6`4"
19`10" x 14`3"

Title:
Fee Simple
Legal Desc:

7080AJ

Zoning:
R-C1

Remarks

Pub Rmks:

Nestled alongside Cartier Park in the prestigious Upper Mount Royal Estate, this remarkable property offers over 5000+ sq.ft of meticulously crafted living space (over 4000 sq.ft above grade - compare the price per sq ft!). Constructed in 2011 and thoughtfully updated in 2023/24, this expansive family residence exudes sophistication and modern luxury. The recent renovations have seamlessly integrated new hardwood flooring throughout the main level and a new upgraded kitchen boasting top-of-the-line Sub Zero, Wolf & Miele appliances, dovetail drawers, upgraded sinks, faucets and more... With 4 bedrooms located on the upper level, complemented by 3 full baths & 2 half baths, this home provides ample space for comfortable living. The lower level impresses with its high ceilings, in-floor heating, and versatile layout, featuring a media room and a flex room designed to accommodate various recreational activities, such as a golf simulator/home theatre or gym (current use). Bathed in natural light, the residence offers a warm and inviting ambiance throughout. Convenience is paramount, with an attached 3-car heated garage and a spacious front driveway capable of accommodating 4/5 additional vehicles. Upon entering, guests are welcomed into a grand foyer adorned with soaring 29ft ceilings and elegant harlequin diamond pattern flooring. A generously sized main floor office provides a tranquil space for work or study. Entertainment and relaxation areas abound on the main level, including a large family room, living room, and formal dining room, each exuding timeless charm. French doors lead to the impeccably designed primary bedroom retreat, featuring a custom-built walk-in closet and a luxurious 5-piece en-suite complete with floor-to-ceiling tile, dual sinks, a jetted soaker tub, and a walk-in dual shower with rainfall showerhead. The upper level hosts three additional well-appointed bedrooms, each boasting custom-built closets and access to modern amenities such as an spacious full bath including a steam shower. There is a bright sitting area, and upper-level laundry facilities with a sink and storage. Enjoy the ample extra storage in the 800 sq ft of crawl space. Outside, the property offers a low-maintenance yard with a hot tub, irrigation system, expansive deck, and a newly installed custom 4-season shed currently utilized as an additional home office that features, heat, a/c full electrical and ready for business! Other notable upgrades include A/C, new water softener, new security cameras, Control 4 home automation for lights, blinds, sound, security, & more, ensuring utmost comfort and convenience for the discerning homeowner. There's even a 5 hole putting green.

control 4 home automation, security cameras, built in speakers, hot tub, shed

RE/MAX Realty Professionals

Inclusions:
Property Listed By:

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













