



THE
A-TEAM

**RE/MAX
FIRST**

1020 BEL-AIRE Drive, Calgary T2V 2B9

MLS® #: **A2152158**

Area: **Bel-Aire**

Listing Date: **07/25/24**

List Price: **\$6,600,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1972**

Finished Floor Area

Abv Sqft: **4,306**
Low Sqft:
Ttl Sqft: **4,306**

DOM

119
Layout
Beds: **6 (3 3)**
Baths: **6.0 (5 2)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **13,551 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Lawn,Garden,Landscaped,Level,Many Trees,Underground Sprinklers,Private**
Park Feat: **Aggregate,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Oversized,See Remarks**

Utilities and Features

Roof: **Cedar Shake**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Garden,Lighting,Private Yard,Storage**

Construction: **ICFs (Insulated Concrete Forms),See Remarks,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Marble,See Remarks,Stone**
Water Source:
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Convection Oven,Dishwasher,Disposal,Dryer,Garage Control(s),Garburator,Gas Range,Range Hood,Refrigerator,See Remarks,Tankless Water Heater,Washer,Water Softener,Window Coverings**
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,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Skylight(s),Smart Home,Soaking Tub,Storage,Sump Pump(s),Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	9`2" x 7`10"	Office	Main	10`4" x 9`8"

Dining Room	Main	12`7" x 21`4"	Foyer	Main	10`0" x 21`11"
Living Room	Main	16`5" x 18`10"	Kitchen	Main	10`2" x 19`2"
Breakfast Nook	Main	10`2" x 11`9"	Great Room	Main	22`3" x 30`4"
Bedroom - Primary	Main	15`11" x 19`2"	5pc Ensuite bath	Main	11`9" x 17`6"
Walk-In Closet	Main	11`7" x 14`2"	Bedroom	Main	11`5" x 16`10"
4pc Ensuite bath	Main	5`5" x 9`11"	Bedroom	Main	15`1" x 13`10"
4pc Ensuite bath	Main	11`5" x 12`3"	Walk-In Closet	Main	11`5" x 5`1"
2pc Bathroom	Main	8`3" x 7`5"	Bedroom	Lower	13`2" x 14`5"
4pc Ensuite bath	Lower	13`2" x 8`11"	Bedroom	Lower	13`2" x 14`2"
4pc Ensuite bath	Lower	14`1" x 9`1"	Media Room	Lower	15`1" x 22`1"
Game Room	Lower	32`8" x 20`1"	Hobby Room	Lower	14`1" x 23`0"
Bedroom	Lower	17`11" x 10`7"	Walk-In Closet	Lower	15`3" x 8`10"
Wine Cellar	Lower	5`7" x 15`10"	Laundry	Lower	11`7" x 7`10"
Storage	Lower	8`3" x 6`6"	Furnace/Utility Room	Lower	30`11" x 8`7"
2pc Bathroom	Lower	8`9" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **5815HT**

Zoning:
R-C1L

Remarks

Pub Rmks: **Welcome home to 1020 Bel-Aire Drive SW. Discover the epitome of luxury living in the prestigious Bel-Aire community. Carefully and meticulously designed by the homeowner alongside the Award Winning interior designer, Paul Lavoie. No detail was spared ranging from the fireplace mantle to the the smallest detail of the door hinges. With 7,899 ft.² of living space, this home offers 6 bedrooms, 5 of them with private ensuites ensuring privacy and comfort for all. Walk-in and let the heated Creme de ma fille marble tile flooring guide you throughout the house to your one of a kind chef's kitchen, the heart of the home. With multiple top of the line appliances, you will never have an issue in creating a mouth watering meal. The 'Main Level' is a blend of elegance and comfort featuring a formal dining room for hosting exquisite dinners. Proceed to your Owner's Retreat with a spa grade ensuite for those relaxing nights. Walk down, the walnut stairs to the 'Lower level' designed for entertainment and hobbies. Practice your golf swing in the simulator room, to letting the music take you away in the soundproof music room. Pick your favourite bottle from the chilled wine cellar and enjoy the evening watching a movie through the theatre style screen and projector. Take the elevator back up to the 'Main Level' to your heated double garage, meticulously designed with hand-laid tile, equipped with 2 car lifts to store your 4 prized vehicles away from the elements. When your family and guests arrive, 4 additional parking spaces in your oversized driveway continue the experience of a luxury getaway to the lush backyard. The mature spruce trees tower over you giving you the feeling of seclusion and privacy. Light up the outdoor fireplace and enjoy the embrace of comfort and luxury intertwined in harmony. This luxury home is perfectly located, central to all the amenities of your shopping and daily errand needs, not to mention minutes away from the Calgary Golf & Country Club, Glencoe Club and the Downtown Core.**

Inclusions: **Golf Simulator screen, golf simulator projector, home theatre projector, home theatre screen**

Property Listed By: **The Agency Calgary**

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