



THE A-TEAM

RE/MAX FIRST

1131 DORCHESTER Avenue, Calgary T2T1B1

MLS@#: A2159735 Area: Upper Mount Royal Listing Date: 08/23/24 List Price: \$3,150,000
Status: Active County: Calgary Change: -\$150k, 25-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2008
Finished Floor Area: 3,678
Lot Sz Ar: 6,253 sqft
Ttl Sqft: 3,678

DOM

102
Layout
Beds: 4 (3 1)
Baths: 4.5 (4 1)
Style: 2 Storey

Access:
Lot Feat: Back Yard, City Lot, Garden, Landscaped, Private
Park Feat: Heated Garage, Quad or More Attached

Parking
Ttl Park: 6
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Garden, Private Entrance, Private Yard
Construction: Stone, Stucco, Wood Frame
Flooring: Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Window Coverings
Int Feat: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Skylight(s), Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Kitchen, etc. with their respective levels and dimensions.

4pc Ensuite bath
 Bedroom
 4pc Ensuite bath
 Media Room
 Other
 Furnace/Utility Room

Upper
 Upper
 Upper
 Basement
 Basement
 Basement

9`7" x 6`11"
 18`7" x 13`9"
 5`5" x 9`4"
 15`10" x 12`3"
 10`0" x 7`4"
 10`8" x 8`8"

Balcony
 Walk-In Closet
 Laundry
 Bedroom
 3pc Bathroom

Upper
 Upper
 Upper
 Basement
 Basement

8`9" x 3`6"
 5`7" x 3`11"
 7`10" x 7`5"
 13`5" x 12`4"
 9`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **7080AJ**

Zoning:
R-C1

Remarks

Pub Rmks: **Discover unparalleled luxury in the heart of Mount Royal with this stunning home, offering over 4,400 sq. ft. of elegant living space across three meticulously designed levels. Situated on a peaceful, low-traffic street with no bus route, this property promises both serenity and convenience. The main floor exudes sophistication with an inviting office, formal living and dining rooms, and a chef's dream kitchen featuring a central island and cozy eating nook. Adjacent to the kitchen, the spacious family room opens to a sun-drenched south-facing deck and lush yard, perfect for entertaining and relaxation. Ascend to the upper level, where rich hardwood floors lead to a private master retreat, complete with a luxurious lounge and south-facing balcony. Two additional expansive bedrooms, each with their own en-suite bathrooms, and a convenient laundry room complete this level, offering comfort and privacy for the whole family. The lower level is designed for leisure and entertainment, featuring a rec/TV room, wet bar, wine room, an additional bedroom, and a full bath. The attached four-car heated garage and heated driveway are rare inner-city amenities that add to the home's allure. Every detail of this home is crafted to perfection, with extensive millwork and built-ins, an outdoor kitchen and fireplace, hot tub, and a serene waterfall. Indulge in the spa-like master suite with a steam shower and unwind by one of the three indoor fireplaces. Modern conveniences abound with A/C, water filtration, underground sprinklers, and central vacuum. This prime location offers the ultimate urban lifestyle, with easy access to top-tier schools, gourmet restaurants, boutique shopping, picturesque parks, and the prestigious Glencoe Club. Experience the epitome of luxurious living in Mount Royal!**

Inclusions:
 Property Listed By: **NA
 Century 21 Masters**

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







