



THE
A-TEAM

**RE/MAX
FIRST**

1131 DORCHESTER Avenue, Calgary T2T1B1

MLS®#: **A2159735** Area: **Upper Mount Royal** Listing Date: **08/23/24** List Price: **\$3,500,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

DOM

26
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Hardwood**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Entrance,Private Yard** 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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`2" x 12`4"	Kitchen	Main	15`11" x 14`6"
Dining Room	Main	17`2" x 11`5"	Breakfast Nook	Main	12`0" x 9`1"
Family Room	Main	14`2" x 13`11"	Foyer	Main	9`9" x 6`5"
Den	Main	12`10" x 9`5"	2pc Bathroom	Main	7`4" x 5`4"
Bedroom - Primary	Upper	15`10" x 13`9"	Other	Upper	13`2" x 12`0"
Balcony	Upper	12`10" x 3`4"	Walk-In Closet	Upper	13`11" x 13`2"
5pc Ensuite bath	Upper	13`11" x 13`2"	Bedroom	Upper	21`2" x 15`11"

4pc Ensuite bath	Upper	9`7" x 6`11"	Balcony	Upper	8`9" x 3`6"
Bedroom	Upper	18`7" x 13`9"	Walk-In Closet	Upper	5`7" x 3`11"
4pc Ensuite bath	Upper	5`5" x 9`4"	Laundry	Upper	7`10" x 7`5"
Media Room	Basement	15`10" x 12`3"	Bedroom	Basement	13`5" x 12`4"
Other	Basement	10`0" x 7`4"	3pc Bathroom	Basement	9`10" x 4`11"
Furnace/Utility Room	Basement	10`8" x 8`8"			

Legal/Tax/Financial

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

Zoning: **R-C1**

Remarks

Pub Rmks: **OPEN HOUSE: SATURDAY AUGUST 24 2-4PM. 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: **NA**
 Property Listed By: **Century 21 Masters**

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