



THE
A-TEAM

**RE/MAX
FIRST**

4248 BRITANNIA Drive, Calgary T2S 1J3

MLS® #: **A2175033**

Area: **Britannia**

Listing **10/23/24**

List Price: **\$4,750,000**

Status: **Pending**

County: **Calgary**

Change: **-\$225k, 29-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **4,452**

Low Sqft:

Ttl Sqft: **4,452**

DOM

122

Layout

Beds: **4 (2 2)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar: **8,848 sqft**

Lot Shape:

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat:

Back Lane,Back Yard,City Lot,Corner Lot,Few Trees,Front Yard,Irregular Lot,Landscaped,Lawn,Level,Underground Sprinklers,Yard Lights

Park Feat:

Additional Parking,Concrete Driveway,Garage Door Opener,Garage Faces Front,Heated Driveway,Oversized,Triple Garage Attached

Utilities and Features

Roof: **Rubber**
Heating: **Boiler,High Efficiency,In Floor,ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air,Natural Gas,Zoned**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Concrete,Hardwood,Tile**

Sewer: **BBQ gas line,Built-in Barbecue,Courtyard,Lighting,Outdoor Kitchen,Private Entrance,Private Yard**

Water Source: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Convection Oven,Dishwasher,Double Oven,Dryer,ENERGY STAR Qualified Appliances,Garage Control(s),Garburator,Gas Cooktop,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance,Smart Home,Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`10" x 15`3"	Dining Room	Main	17`4" x 13`3"
Other	Second	7`7" x 6`5"	Living Room	Main	21`2" x 19`1"
Family Room	Basement	22`3" x 18`8"	Foyer	Main	15`1" x 8`11"

Office	Main	19`9" x 12`9"	Den	Main	16`10" x 12`8"
Balcony	Second	17`0" x 10`4"	Covered Porch	Main	10`7" x 5`6"
Laundry	Second	9`1" x 5`11"	Mud Room	Main	19`5" x 5`9"
Sunroom/Solarium	Main	23`4" x 13`2"	Pantry	Main	10`8" x 5`4"
Other	Basement	10`3" x 9`10"	Other	Main	23`4" x 19`9"
Other	Second	4`11" x 2`5"	Mud Room	Basement	9`4" x 5`4"
Bedroom - Primary	Second	19`3" x 17`2"	Bedroom	Second	19`3" x 18`10"
Bedroom	Basement	12`7" x 10`11"	Bedroom	Basement	16`6" x 13`2"
2pc Bathroom	Main	7`9" x 5`5"	3pc Ensuite bath	Basement	10`5" x 6`4"
3pc Ensuite bath	Basement	7`11" x 4`11"	3pc Ensuite bath	Second	7`11" x 4`11"
5pc Ensuite bath	Second	17`4" x 11`2"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-CG
Legal Desc: **2023GT**

Remarks

Pub Rmks: **Discover luxury living in this meticulously renovated, one-owner home, offering 4,452.98 sq. ft. of living space plus an additional 1,687 sq. ft. walk-out basement. Located on one of Calgary's most prestigious streets, this residence boasts a modern open floor plan, flooded with natural light from large windows that frame the beautifully landscaped, south-facing backyard. The property also features a triple-car garage with heating, epoxy flooring, a drain, and a heated driveway for convenience during cooler months. Walking through the front door, you're greeted by a grand entrance leading to expansive living and dining areas, perfect for intimate gatherings or lavish entertaining. The designer kitchen, equipped with high-end Miele and Subzero appliances and a butler's pantry, will delight any chef. A spacious front den and full office space offer versatile options for work and study. Upstairs, the luxurious primary bedroom features west and south-facing windows, a cozy gas fireplace, and a private balcony for serene relaxation. The spa-like ensuite includes a standalone soaker tub, steam shower, dual sinks, and a heated towel rack, while oversized his-and-her closets provide ample storage. Enjoy a coffee bar with a beverage refrigerator, a dishwasher, and a well-equipped laundry room with front-loading machines and plenty of storage. The second junior suite impresses with a bright layout, three-piece ensuite, coffee bar, built-in desk, and dual closets. The fully finished walk-out basement is perfect for entertaining, featuring a large family and media room with a stunning bar, a decorative fireplace, and two generous bedrooms with ensuites that can also serve as a home gym. There is flexibility everywhere for additional customization, including an elevator in the future, if desired. This home also boasts a state-of-the-art Savant home automation system for easy control of lights, music, security, and temperature from the convenience of your phone. The expansive backyard is designed for gatherings and relaxation, featuring an in-floor heated slab beneath the covered patio for year-round use, doors that open from the dining and living areas, an automated privacy screen, and a second patio with a built-in BBQ. This home truly has it all—luxury, comfort, and style—creating an unparalleled lifestyle for discerning buyers. Schedule your private tour today to experience this exceptional property!**

Inclusions: **Epoxy floor & drain /garage, Steam Shower/ Primary Ensuite , TV in Main floor Living Room, Napoleon Built in BBQ in Rear Yard and Stainless Steel Built in Cabinets - Ice Machine in Basement Bar, Dishwasher in basement bar. Under cabinet filtered water / 6 locations: kitchen, butlers pantry, primary bath, primary coffee bar, guest bedroom coffee bar and media room bar. Heated Towel Rack in Primary Bathroom, Stairway art lights x 4, Miele built-in dishwashers /3 locations ,kitchen, Butlers Pantry & Basement Bar. Wolf Microwave/ Convection Built-in Oven (Kitchen),IBC boiler system x2, Heat Flo Boiler water tank, Furnaces x3, Humidifier x3, Grundfos Water pressure system, WaterBoss Water- Softener, Media control tower, Safe, Keypad door locks x4- garage mandoor, lower level mudroom entry door, main level mudroom door, backyard gate. Motorized window treatments, Savant home automation. Heated garage (snow melt) driveway. Heated bathroom floors x4. Irrigation, yard lights, Ligne Roset Closet (Primary), Speed oven.**

Property Listed By: **RE/MAX Realty Professionals**

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











