

3pc Ensuite bath Upper 4`11" x 8`10"
Bedroom Upper 11`2" x 17`7"
Bedroom Upper 14`1" x 13`2"
Laundry Upper 7`7" x 5`10"
Walk-In Closet Upper 9`6" x 12`8"
Bedroom Basement 13`2" x 16`7"
Kitchen Basement 5`8" x 19`6"
Office Basement 12`5" x 9`9"
Furnace/Utility Room Basement 14`1" x 12`5"

5pc Ensuite bath Upper 19`0" x 9`6"
Bedroom Upper 13`0" x 16`9"
Bonus Room Upper 14`0" x 11`1"
Bedroom - Primary Upper 19`1" x 23`0"
3pc Bathroom Basement 10`7" x 5`10"
Bedroom Basement 13`5" x 15`11"
Living Room Basement 23`5" x 19`10"
Game Room Basement 25`3" x 16`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1710761**

Zoning: **R3**

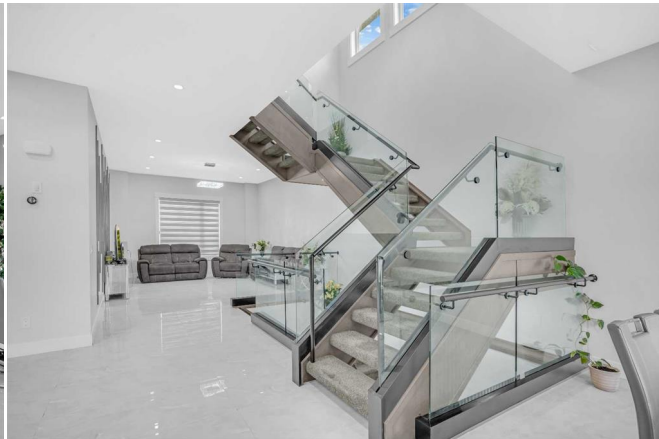
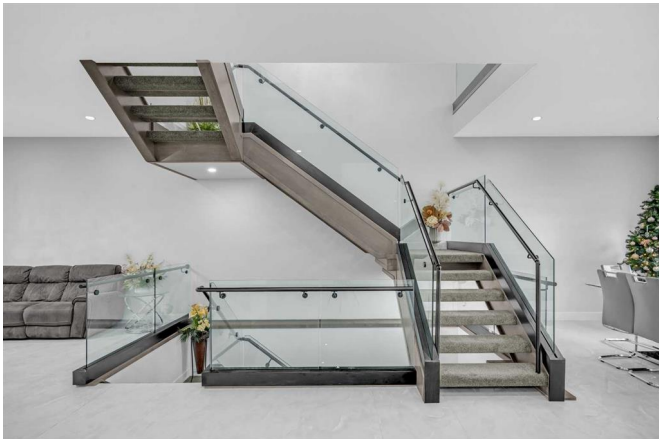
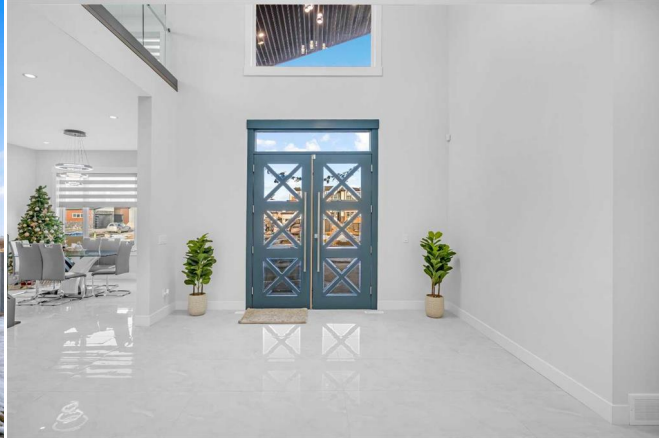
Remarks

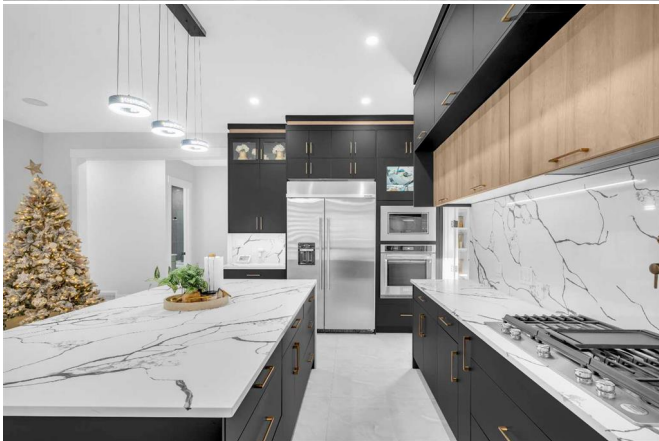
Pub Rmks: **Discover the epitome of luxury living in this stunning home, offering over 6,300 sq. ft. of thoughtfully designed space across three levels. The main floor features expansive living areas, including a bright family room and living room perfect for gatherings, complemented by a formal dining room and an elegant foyer. A chef's dream kitchen with an additional spice kitchen and pantry caters to culinary enthusiasts, while the main floor also includes a spacious bedroom and a mudroom for convenience. Upstairs, the lavish primary suite boasts a generous walk-in closet and a spa-like ensuite, accompanied by three more bedrooms, each with its own ensuite, a bonus/prayer room, and a dedicated laundry area. The basement adds further appeal with a massive rec room, two large bedrooms, an office, and a secondary kitchen, ideal for extended family or entertaining. With its combination of sophisticated design, ample space, and premium amenities, this home offers unparalleled comfort and style.**

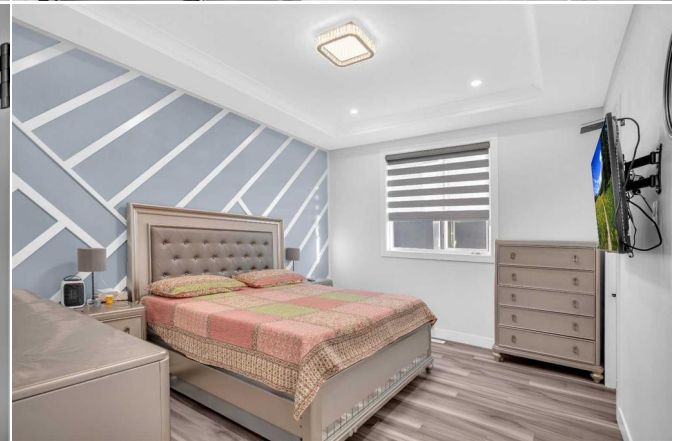
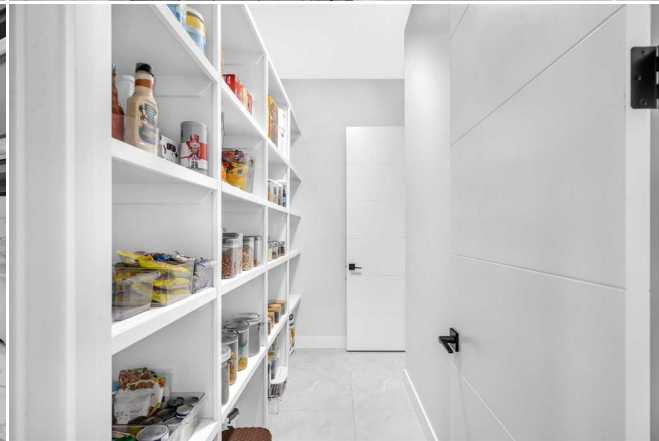
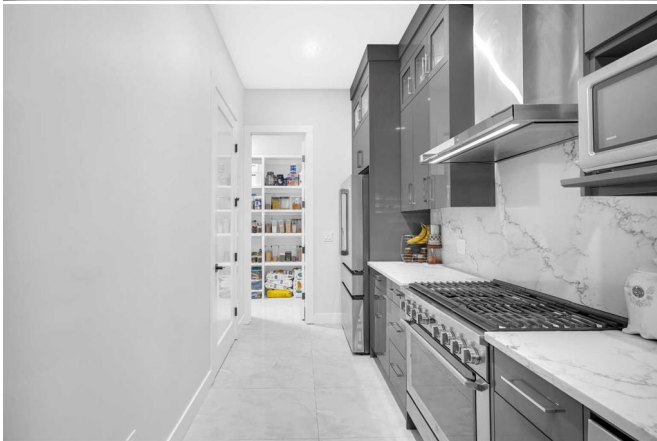
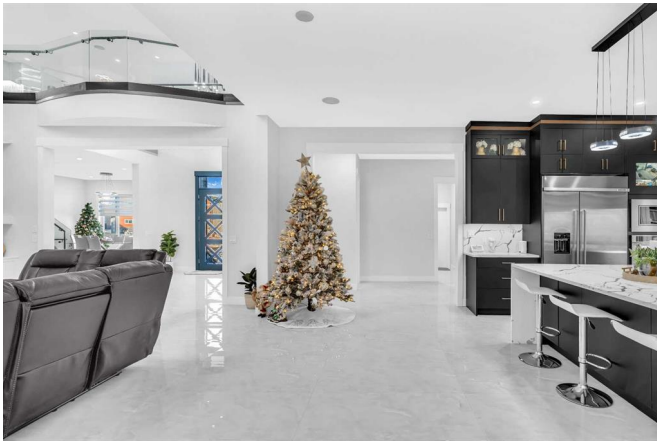
Inclusions: **NA**
 Property Listed By: **eXp Realty**

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













166 Trinity Rd, Calgary, AB

Main Floor Exterior Area 2279.56 sq ft
Interior Area 2164.59 sq ft
Excluded Area 624.13 sq ft



0 6 12 ft

PREPARED: 2024/12/27

White regions are excluded from total floor area in KUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

166 Trinity Rd, Calgary, AB

Upper Floor Exterior Area 2285.74 sq ft
Interior Area 2132.29 sq ft
Excluded Area 451.88 sq ft



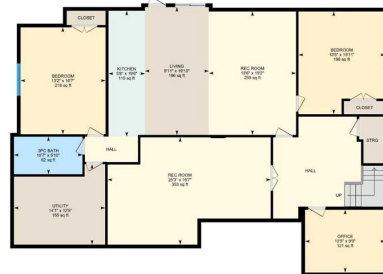
0 5 10 ft

PREPARED: 2024/12/27

White regions are excluded from total floor area in KUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

166 Trinity Rd, Calgary, AB

Basement (Below Grade) Exterior Area 2187.43 sq ft
Interior Area 2206.00 sq ft



0 3 6 ft

PREPARED: 2024/12/27

White regions are excluded from total floor area in KUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

