



THE
A-TEAM

**RE/MAX
FIRST**

625 BRITANNIA Drive, Calgary T2S 1J2

MLS®#: **A2194749**

Area: **Elboya**

Listing Date: **02/14/25**

List Price: **\$3,390,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,634**
Low Sqft:
Ttl Sqft: **4,634**

DOM

8

Layout

Beds: **4 (3 1)**
Baths: **6.0 (5 2)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Other,Private,Street Lighting,Treed**
Park Feat: **Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,ENERGY STAR Qualified Equipment,Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Stucco,Wood Frame,Wood Siding**
Flooring: **Concrete,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,Metal Counters,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Smart Home,Stone Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	10`3" x 13`5"
Office	Main	10`9" x 13`0"
Pantry	Main	11`6" x 9`0"
Laundry	Second	21`0" x 9`1"
3pc Ensuite bath	Third	9`8" x 5`0"
Bedroom	Third	16`7" x 13`1"

Room	Level	Dimensions
Living Room	Main	20`4" x 18`6"
Kitchen	Main	141`4" x 17`1"
Dining Room	Main	16`5" x 17`1"
Office	Second	9`5" x 8`11"
4pc Ensuite bath	Third	8`8" x 5`1"
Bedroom	Third	14`11" x 17`7"

Bedroom - Primary	Third	14`11" x 17`0"	5pc Ensuite bath	Third	15`0" x 17`0"
Walk-In Closet	Third	8`0" x 6`7"	3pc Bathroom	Level 4	9`0" x 9`0"
Other	Level 5	2`7" x 9`3"	Great Room	Level 5	25`5" x 24`5"
2pc Bathroom	Main	5`10" x 6`10"	2pc Bathroom	Basement	7`5" x 2`7"
4pc Bathroom	Basement	11`1" x 8`5"	Other	Basement	5`6" x 2`11"
Bedroom	Basement	12`4" x 15`1"	Family Room	Basement	17`4" x 19`4"
Kitchen	Basement	9`0" x 7`5"	Game Room	Basement	18`6" x 25`4"
Furnace/Utility Room	Basement	13`0" x 10`7"	Wine Cellar	Basement	9`3" x 5`1"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **6153AC**

Zoning: **R-CG**

Remarks

Pub Rmks: **A Car Lover's Dream in the Heart of Elboya! Located on prestigious Britannia Drive, this exquisitely designed home offers over 4,600 sqft of above-ground living space, plus a fully developed basement. Every detail has been carefully curated to blend elegance, functionality, & luxury. Step through the artist-crafted oversized stainless steel door, & you're welcomed into a breathtaking main floor bathed in natural light from expansive rear-facing windows. Designed for entertaining, this level showcases brushed hardwood floors, exposed timber beams, recessed ceiling lighting, & a gourmet chef's kitchen that is both stunning and highly functional. High-end appliances include three fridges, three ovens, two microwaves, a gas range, & a butler's pantry with a stand-up freezer, ensuring effortless hosting. Upstairs, the primary suite is a private sanctuary, featuring a spa-inspired ensuite with his-and-hers sinks, a steam shower, and his-and-hers custom walk-in closets, plus a private balcony. The two additional bedrooms each have their own ensuite bathrooms & spacious walk-in closets, offering both comfort & privacy. Down the hallway, a secondary living area with a floor-to-ceiling fireplace leads to the front balcony, where you'll enjoy an awesome view of downtown. The fully developed basement is an entertainer's dream, featuring in-slab heated floors, a temperature-controlled glass & stone wine room, a wet bar, and a spacious open living area. The fourth bedroom is designed for versatility, complete with a full kitchen, laundry, and private bath, making it an ideal space for a live-in nanny, guests, or multi-generational living. The top floor offers a unique multi-purpose space, featuring a family/media room, built-in bar, and Murphy bed desk, making it perfect for a home office, playroom, or additional guest accommodations. Step outside to the south-facing backyard, where a multi-level deck, newly added quality turf, and a built-in BBQ area provide the perfect setting for outdoor entertaining. Additional highlights include custom millwork and built-in shelving throughout, three fireplaces, custom concrete stair treads, a paved back alley, a mudroom with built-in lockers and barn doors, and a hidden kids' loft above the laundry room, creating the perfect secret hideaway or reading nook. For the automotive enthusiast, the triple-car tandem garage is fully heated and features two car lifts, accommodating five vehicles inside plus two additional spots on the driveway—a rare find in this prestigious neighborhood. Designed by Park Haven Designs, this residence is nestled in Elboya, one of Calgary's most sought-after communities. Just moments from Elbow River Pathways, the off-leash park, The Glencoe Club, Calgary Golf & Country Club, top-rated schools, shops, and downtown's vibrant entertainment district. Fine dining, boutique shopping, cafés, and fitness facilities are all nearby. Rare opportunity to own a masterfully designed , feature-rich estate in a premier location**

Inclusions: **Microwave oven in butler pantry, washer and dryer in basement, refrigerator, stove and dishwasher in basement.**

Property Listed By: **RE/MAX First**

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











