

1129 DORCHESTER Avenue, Calgary T2T 1B1

MLS® #: **A2204223** Area: **Upper Mount Royal** Listing Date: **03/20/25** List Price: **\$4,749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **6,243 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,107**
 Low Sqft:
 Ttl Sqft: **4,107**

DOM
16
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **3**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,City Lot,Interior Lot,Landscaped,Private,See Remarks**
 Park Feat: **Garage Door Opener,Heated Garage,See Remarks,Triple Garage Attached**

Utilities and Features

Roof: **Flat**
 Heating: **Combination,High Efficiency,Fireplace(s),Natural Gas,Radiant,Zoned**
 Sewer:
 Ext Feat: **BBQ gas line,Other,Private Yard**

Construction: **Brick,Insulbrick/Asphalt,Metal Siding ,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Induction Cooktop,Microwave,Refrigerator,See Remarks,Washer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Dry Bar,Elevator,High Ceilings,Kitchen Island,Pantry,Recessed Lighting,See Remarks,Smart Home,Walk-In Closet(s),Wet Bar,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **7080AJ**

Remarks

Pub Rmks: **Be sure to watch the full cinematic home tour of this stunning Maillot Homes custom build! With absolutely striking street appeal, this design exudes a modern industrial aesthetic. This breathtaking custom home, situated in one of Calgary's most prestigious neighbourhoods, offers an elevated blend of luxury, comfort, and contemporary design. The exterior showcases a striking combination of contrasting black panels, brick accents, and jaw-dropping expansive windows. Stepping inside this 6-bedroom, 4.5-bathroom home with over 5700 sq. ft. of beautifully crafted living space, you'll immediately be wowed by the tasteful & extensive details found throughout. Whether it's the stunning modern kitchen with high-end appliances or the glass and open-riser staircase, every corner reveals something remarkable. Exceptional features include: home elevator with direct access to garage, 10' ceilings on the main floor, a quartzite waterfall island, and custom millwork. The spa-like primary ensuite boasts a heated steam shower, heated flooring, a freestanding deep soaker tub, and an oversized walk-in closet with a central island, built-in window bench, and ample custom storage. Exquisite finishes are found throughout, including wide-plank white oak floors, a floor-to-ceiling red brick fireplace, and bespoke steel accents. Additional highlights include a Suncoast powered screen enclosure for seamless indoor-outdoor living, triple-glazed windows, dual furnaces and A/C units, in-floor heating, and smart home technology. The property will be fully landscaped with irrigation and permanent Gemstone LED lighting. This rare offering in Upper Mount Royal is the epitome of modern elegance and refined living. Located on the iconic Dorchester Avenue, this executive luxury home built by Maillot Homes is truly special - unlike anything else on the market. Please refer to the feature sheet in the supplements for more details about this exceptional property. Book your private showing now!**

Inclusions: **All TV's and electronics - furniture and art NOT included**

Property Listed By: **Real Broker**

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













