



THE
A-TEAM

**RE/MAX
FIRST**

1016 BEVERLEY Boulevard, Calgary t2v2c5

MLS® #: **A2207173**

Area: **Bel-Aire**

Listing Date: **03/31/25**

List Price: **\$6,300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **12,077 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **5,817**
Low Sqft:
Ttl Sqft: **5,817**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **5.5 (4 3)**
Style: **2 Storey**

Parking

Ttl Park: **12**
Garage Sz: **6**

Access:

Lot Feat: **Back Yard,City Lot,Few Trees,Flag Lot,Front Yard,Landscaped,Lawn,Paved,Private,See Remarks**
Park Feat: **Carport**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,High Efficiency,In Floor,Fireplace Insert,Fireplace(s),Floor Furnace,Natural Gas,See Remarks,Wood,Zoned**

Sewer:
Ext Feat: **Barbecue,Courtyard**

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Built-In Oven,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Oven,Gas Stove,Microwave,Other,Oven-Built-In,Refrigerator,See Remarks,Washer,Washer/Dryer,Water Conditioner,Water Purifier,Wine Refrigerator**
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home**

Utilities:

Construction: **Composite Siding,Concrete,Other,See Remarks,Shingle Siding,Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood,See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc:

5815HT

Zoning: **R-C1L**

Remarks

Pub Rmks:

OPEN HOUSE Sat: April, 12, 1pm.-3pm. Welcome to an architectural triumph in Calgary's most exclusive enclave—Bel-Aire. Crafted by the renowned Trojan custom homes, this one of a kind estate offers an unparalleled fusion of modern design, natural elements, and masterful craftsmanship. Nestled on a meticulously landscaped 0.30-acre lot, this residence is surrounded by the Calgary Golf & Country Club, the Glenmore Reservoir, and the Elbow River Valley, providing a serene yet prestigious setting. Spanning over 8,670 square feet of flawlessly curated living space, this four-bedroom, seven-bathroom home redefines luxury and sophistication. The grand foyer welcomes you with soaring ceilings, stone wall, custom lighting and walls of glass, setting the tone for the bright, open-concept design. A private executive office, an exquisite central wine feature wall, and multiple social areas seamlessly integrate into the flow of the home. The heart of the home is an extraordinary chef's kitchen, featuring dual oversized islands, custom high-end cabinetry, and top-tier appliances—a space where culinary artistry meets breathtaking design. A multiple sliding glass doors open to an expansive outdoor lounge, complete with a stone feature entertainment wall accentuated by two 6 ft. fireplaces, sliding black glass tv mount and designer lighting. Covered outdoor kitchen boasts leathered granite, Napoleon grill, cabinetry, sink, offering a seamless transition to your private oasis. The stunningly landscaped backyard boasts an impressive swimming pool with power cover and multi lit water wall that spills from the house soffit. Multiple entertainment areas, artistic accent panels and lush greenery, create a resort-like retreat in the heart of the city. The upper level is home to a sophisticated primary suite, a haven of luxury featuring a private enclosed terrace, a Onyx fireplace, a spa-like en-suite, and a custom-designed dressing room. Two additional lavishly appointed bedrooms, each with its own en-suite, are accompanied by an elegant loft area, perfect for relaxation. Descend to the spectacular entertainment level, where luxury meets leisure. This incredible space features a custom-designed wet bar, an expansive family lounge, a state-of-the-art home theater, a private gym, and a tranquil yoga studio. A guest suite with a private bath, additional powder rooms, and a meticulously engineered mechanical room complete this level with uncompromising quality. No detail has been overlooked in this meticulously crafted home. A triple-car garage with epoxy flooring and sleek glass overhead doors offers both functionality and aesthetic appeal. Built to exceed expectations, this residence is a testament to elevated living in one of Calgary's most coveted communities. This exceptional residence offers a lifestyle of effortless luxury, featuring a full snow-melt front drive, automated irrigation, and an array of thoughtfully designed amenities that elevate every aspect of daily living.

Inclusions:

NA

Property Listed By:

RE/MAX First

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











