



GRASSROOTS
REALTY GROUP

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6104 Belvedere Road SW
Calgary, Alberta

MLS # A2216571



\$4,250,000

Division:	Bel-Aire		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,144 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Heated Garage, Paved, Triple G		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Many Trees, P		

Heating: In Floor, Electric, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Metal

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Brick, Mixed

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Bar, Chandelier, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Steam Room, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to Bella, an exquisitely renovated three-bedroom, five-bathroom residence that seamlessly blends modern luxury with the timeless charm of French Country design. Developed in collaboration with Pivot Properties and brought to life by Kyle Brantner Construction, with interiors by Jamie Roberts Design, Bella exemplifies craftsmanship and refined elegance on a coveted corner lot in Bel-Aire. Inside, Cumaru hardwood floors, custom cabinetry, and Colin Campbell wool carpeting provide warmth and sophistication throughout. The main floor primary suite offers a state-of-the-art steam shower, cozy gas fireplace, in-floor ensuite heating, and a spacious, fully customizable walk-in closet. The gourmet kitchen features top-tier Wolf appliances, a Sub-Zero refrigerator/freezer, and a Miele dishwasher, all set against Renaissance stone slabs with in-floor heating and elegant leathered stone countertops. A charming coffee bar with built-in cabinetry and two Sub-Zero refrigerated drawers, along with a breakfast nook opening to the landscaped backyard through a large LUX sliding door, enhance the culinary space. The kitchen flows into the living room with a new STUV fireplace insert and a dining room highlighted by dramatic vaulted ceilings. Dual laundry rooms add convenience—one on the main floor with custom cabinetry and built-in drying racks, and a second upstairs serving two private bedrooms, each with its own ensuite and walk-in closet. An elegant speakeasy-style bar leads to the theatre room, creating a chic space for entertaining, while a newly added gym with a large transom window offers an invigorating environment bathed in natural light. Forged iron elements by Mystic Forge lend artisanal character to the stair railings, powder room mirror, kitchen island legs, and primary steam shower doors. Modern fireplaces, an advanced security

system, all-new triple-pane Lux windows, and premium insulation ensure year-round comfort and peace of mind. The vaulted, oversized triple-car garage features new polyaspartic flooring, a secure room with a built-in safe, and custom wood doors equipped with ultra-quiet LiftMaster belt-drive smart openers with integrated cameras. Outside, the hand-selected Tuscan limestone facade and refurbished brickwork echo the artisanal elegance of French Country estates. A new standing-seam metal roof and custom eaves promise lasting durability, while the backyard showcases a professionally finished tiled courtyard. Thoughtfully designed landscaping, supported by a modern irrigation system, reflects the manicured yet organic beauty typical of French Country homes. Bella supports the ease of bungalow living, with a main floor that includes the primary suite, a home office or den, a powder room, and laundry. Designer lighting throughout—including accents along the baseboards, in the steam shower, and on the stair railings—paired with champagne bronze plumbing fixtures, showcases the uncompromising attention to detail found in every corner of this home.