

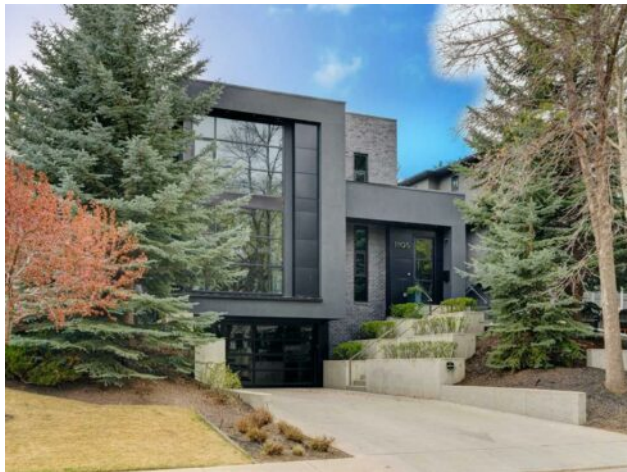


GRASSROOTS
REALTY GROUP

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**1105 Premier Way SW
Calgary, Alberta**

MLS # A2220452



\$3,700,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,587 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Siding , Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Steam Room, Storage, Sump Pump(s), Wet Bar, Wired for Data

Inclusions: Wine refrigerator x 2 (main, primary, lower level), dishwasher x 2 (main x 2, lower level), Projector & pull down screen, Fire Table

Over 5,000 sq ft of impeccably designed bespoke living space, seamlessly blending modern luxury, everyday comfort, and inspired indoor-outdoor living. From its sun-drenched, south-facing backyard to the meticulous craftsmanship throughout, this home offers a truly extraordinary retreat in one of Calgary's most sought-after communities. The open-concept main floor is a stunning showcase of layered textures and top-tier materials. At the heart of the home is a stunning 17-foot marble island, anchoring a chef's kitchen outfitted with Sub Zero & Wolf appliances, dual dishwashers, beverage fridge, a rear prep area, and dual pantries, designed to effortlessly handle both daily living and grand-scale entertaining. The formal dining area stuns with a full-height wine wall and glass curtain wall, while the sunlit family room, invites relaxation with views of the beautifully landscaped yard. A custom breakfast nook offers easy access to a covered outdoor kitchen, perfect for al fresco dining. For those working from home, a private office/library opens onto a tranquil courtyard, complete with a cozy fire feature and automated StruXure pergola for year-round enjoyment. Upstairs, ascend via the striking floating staircase or private elevator to a central gallery hallway enhanced with steel beams and curated lighting. The primary suite is a haven, with soft textures and refined details, a spa-inspired ensuite featuring heated quartz tile floors, a Kohler touch-panel steam shower, and freestanding tub. A boutique-style walk-in closet, illuminated by skylights and outfitted with a built-in beverage fridge, delivers a high-end boutique experience. Two additional bedrooms with private ensuites, plus a well-appointed laundry room, complete the upper level. The lower level is designed for elevated living and entertaining, with a custom media room projector and pull down screen, Sub Zero-equipped

wet bar with dishwasher, and a unique glass wall which overlooks a flex space, ideal as a 4-car garage showroom, home gym, or current children's playroom. A fourth bedroom and full bathroom round out this level. Outdoors, enjoy professionally designed grounds featuring concrete planters, multiple patios, and sun-drenched lounging spaces. The heated garage comfortably accommodates three vehicles, with the flexibility for a fourth. Additional highlights include Control4 home automation, commercial-grade glass, in-floor heating throughout, and an extensive list of premium upgrades. This home represents a rare opportunity, showcasing architectural excellence, meticulous design, and exceptional quality and provides features that would be extraordinarily costly to replicate in today's market.