



GRASSROOTS
REALTY GROUP

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**1020 Premier Way SW
Calgary, Alberta**

MLS # A2227812



\$2,300,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,136 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Tandem, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: control 4 home automation, security cameras, built in speakers, hot tub/swim spa, shed

Nestled alongside Cartier Park in the prestigious Upper Mount Royal Estate, this remarkable property offers over 5000+ sq.ft of meticulously crafted living space (over 4000 sq.ft above grade – compare the price per sq ft!). Constructed in 2011 and thoughtfully updated in 2023/24, this expansive family residence exudes sophistication and modern luxury. The recent renovations have seamlessly integrated new hardwood flooring throughout the main level and a new upgraded kitchen boasting top-of-the-line Sub Zero, Wolf & Miele appliances, dovetail drawers, upgraded sinks, faucets and more... With 4 bedrooms located on the upper level, complemented by 3 full baths & 2 half baths, this home provides ample space for comfortable living. The lower level impresses with its high ceilings, in-floor heating, and versatile layout, featuring a media room and a flex room designed to accommodate various recreational activities, such as a golf simulator/home theatre or gym (current use). Bathed in natural light, the residence offers a warm and inviting ambiance throughout. Convenience is paramount, with an attached 3-car heated garage and a spacious front driveway capable of accommodating 4/5 additional vehicles. Upon entering, guests are welcomed into a grand foyer adorned with soaring 29ft ceilings and elegant harlequin diamond pattern flooring. A generously sized main floor office provides a tranquil space for work or study. Entertainment and relaxation areas abound on the main level, including a large family room, living room, and formal dining room, each exuding timeless charm. French doors lead to the impeccably designed primary bedroom retreat, featuring a custom-built walk-in closet and a luxurious 5-piece en-suite complete with floor-to-ceiling tile, dual sinks, a jetted soaker tub, and a walk-in dual shower with rainfall showerhead. The

upper level hosts three additional well-appointed bedrooms, each boasting custom-built closets and access to modern amenities such as an spacious full bath including a steam shower. There is a bright sitting area, and upper-level laundry facilities with a sink and storage. Enjoy the ample extra storage in the 800 sq ft of crawl space. Outside, the property offers a low-maintenance yard with a hot tub/swim spa (2024), irrigation system, expansive deck, and a newly installed custom 4-season shed currently utilized as an additional home office that features, heat, a/c full electrical and ready for business! Other notable upgrades include A/C, new water softener, new security cameras, Control 4 home automation for lights, blinds, sound, security, & more, ensuring utmost comfort and convenience for the discerning homeowner. There's even a 5 hole putting green.