



GRASSROOTS
REALTY GROUP

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711 Imperial Way SW
Calgary, Alberta

MLS # A2231059



\$2,950,000

Division:	Britannia		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,567 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Quad or More Attached, Tandem		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Few Trees, Irregular Lot, Low Maintenance Landscape		

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

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Stone Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Built in 2020, this striking contemporary home offers 4,567 sq. ft. of thoughtfully designed living space, blending refined minimalist architecture with sophisticated modern finishes. Inspired by a relaxed, Californian sensibility, the home seamlessly balances everyday family living with stylish entertaining. Upon entry, a dramatic floating glass staircase makes an immediate architectural statement. The formal living room is both spacious and inviting, easily accommodating a grand piano while maintaining an intimate feel. The adjacent dining room is ideal for hosting large family gatherings or elegant dinner parties. At the rear of the home, a stunning wall of windows spans the family room, casual dining area, and sleek kitchen, flooding the space with natural light and creating a seamless sense of openness. A double-sided fireplace subtly defines the living zones while preserving a connected flow. The kitchen features a striking mix of high-gloss and warm wood cabinetry, a generous island designed for gathering, and a well-planned pantry offering excellent storage. Step directly from the kitchen onto a tiered deck and into the sunny, south-facing backyard, a private outdoor space ready for your personal vision. A versatile flex room off the kitchen is perfect for a home office, playroom, or cozy lounge. Upstairs, the expansive primary suite is a true retreat, complete with a luxurious ensuite, an impressive walk-in closet, and a that connects to an office or a room you can develop into a second closet. Three additional bedrooms, each with its own ensuite, provide exceptional comfort and privacy. The lower level includes a bright recreation room, a fifth bedroom, and a functional mudroom ideal for busy family life. Additional highlights include air conditioning, a heated driveway and an exceptional four-car garage. With generous proportions, contemporary

design, and outstanding potential to personalize, this modern luxury home is ideally located in one of the city’s most sought-after neighbourhoods.