



GRASSROOTS
REALTY GROUP

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1320 Prospect Avenue SW
Calgary, Alberta

MLS # A2278514



\$4,500,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	6,046 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	5 full / 3 half
Garage:	Driveway, Heated Driveway, Heated Garage, Oversized, Quad or More Attach		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s), Gazebo, La		

Heating: In Floor, Fireplace(s), See Remarks

Floors: Carpet, Hardwood, Marble, Stone

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Features: Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Sauna, See Remarks, Skylight(s), Smart Home, Soaking Tub, Steam Room, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: 2 Sub-Zero refrigerators, Built-in Ovens, Refrigerator/Freezer Drawers, 2 Wine/Beverage Coolers, Dishwasher, Microwave, Gas Range, Hood Fan, Washer, Dryer, Wine Refrigeration in Wine Room, BBQ, TV Mounts, Window Coverings, Texas Gate (driveway), Garage Cabinetry, Media Tower, All hardware/software/remotes/keys/passwords relating to Home Security/Automation, All HVAC for in-floor heating and spa, Vacuflow and Attachments, EV charging station

Set on an exceptional 0.31-acre estate lot in the heart of prestigious Upper Mount Royal, this extraordinary 2½-storey luxury residence offers a rare opportunity in one of Calgary's most coveted neighbourhoods. Completely re-imagined and renovated by award-winning Rockwood Custom Homes in 2018, the property delivers over 8,700 sq. ft. of beautifully developed living space, including close to 6,050 sq. ft. above grade, blending timeless elegance with modern sophistication. The striking stone exterior complements the historic character of the community, while the interior showcases exceptional craftsmanship throughout. A dramatic 19-foot foyer welcomes you with marble floors, a sweeping dual staircase, and a custom Swarovski crystal chandelier. Designed for both refined entertaining and everyday living, the main level features an expansive chef's kitchen with marble backsplash, premium Sub-Zero, Faber and Dacor appliances, quartz countertops, ample storage, and an oversized leathered granite island. The adjacent great room is highlighted by coffered ceilings and floor-to-ceiling windows and flows seamlessly to a covered outdoor living and kitchen area with a built-in fireplace and grill. Infratech heaters and the addition of retractable screens transform this space into a comfortable three-season space. A formal dining room and private office, both with gas fireplaces, along with a discreet powder room, complete the main floor. Upstairs, the private quarters are anchored by an exceptional primary retreat featuring dual walk-in closets and adjoining yet separate spa-inspired ensuite bathrooms. Two additional bedrooms each include their own four-piece ensuite, along with a dedicated laundry room. The third-floor loft offers flexible space ideal for a home gym or lounge with vaulted ceilings, skylight, and opens up to a balcony.

with unrivalled downtown city views. The fully developed lower level includes a spacious recreation and media room, guest bedroom with full ensuite, and a glass-enclosed wine room with sink and elegant bottle storage. The generous sized mudroom with additional Sub-Zero refrigerator and freezer adds everyday convenience and function. An oversized heated four-car garage connects via a heated underground tunnel to a private, standalone spa pavilion featuring almost 500 sq. ft. of wellness space with dry sauna, steam shower, powder room and additional space for a cold plunge or hot tub —an exceptionally rare amenity that can be accessed without ever stepping a foot outside. Professionally landscaped grounds include mature trees, extensive irrigation, stone detailing, and a large south-facing backyard with a charming treehouse. Additional features include ELAN smart-home integration, built-in speakers, state-of-the-art security, a heated driveway with upgraded grating system, and proximity to The Glencoe Club, top schools, parks, downtown, and the shops and dining of 17th Avenue S.W.