



GRASSROOTS
REALTY GROUP

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**1118 Premier Way SW
Calgary, Alberta**

MLS # A2286020



\$5,350,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,060 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Skylight(s), Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: 5 Wall Mounted TV's, 2 Washers, 2 Dryers, 2 Dishwashers, 2 Garburators, 6 Burner Wolf Cooktop, 3 Built-In Ovens total (1 Steam oven), Built-In Microwave, 2 SubZero Refrigerators, SubZero Freezer, 4 Wine Fridges, 2 Air Conditioning Units, Sauna, Power Lift Bike Hangar, Built-In Lynx BBQ, Outdoor Speakers, Security System + Cameras, Home Theatre System (screen, projector + components), Front and Rear Yard Water Features, Fire Table,

Phenomenal luxury Mount Royal home with over 7,600 sq ft of meticulously designed living space on a gorgeous huge lot that is privately gated + beautifully set back from the street. Stunning curb appeal + a dramatic entrance with a grand staircase is an impressive welcome to the home + leads to refined residence with a layout ideal for both family life + entertaining. The main level features beautifully appointed living spaces + is thoughtfully designed with a blend of open concept living + beautifully designated rooms. There is a gourmet chef's kitchen, butler's pantry + very comfy family room for casual living. Also a main floor library, huge living room + formal dining room which is elevated by a striking wine display. The generous mudroom leads to the oversized triple attached garage. The home offers 5 spacious ensuited bedrooms, providing exceptional privacy for family + guests. The impressive 800 sq ft primary retreat offers a lavish spa-inspired ensuite, expansive walk-in closet + serene views of the surrounding grounds. The walkout lower level is designed for next-level entertaining, featuring a sleek bar, media lounge + a boutique-style fitness studio. Multiple fireplaces throughout the home add warmth + ambiance to the luxurious interiors. Outdoors, the four spectacular living areas create indoor-outdoor flow, perfect for private relaxation + unforgettable gatherings. Close to all levels of exceptional schooling, parks, The Glencoe Club + downtown.