

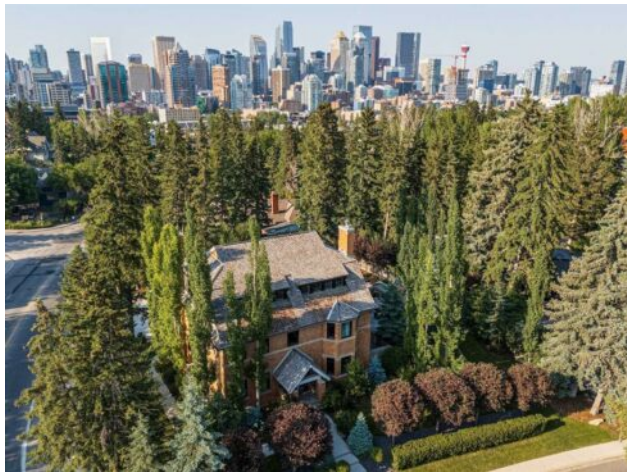


**GRASSROOTS**  
REALTY GROUP

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**930 Prospect Avenue SW**  
**Calgary, Alberta**

**MLS # A2199135**



**\$7,495,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	5,298 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 3 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.47 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

**Heating:** Boiler, In Floor, Forced Air, Natural Gas

**Floors:** Hardwood, Marble, Tile

**Roof:** Cedar Shake

**Basement:** Finished, Full

**Exterior:** Brick, See Remarks, Stone

**Foundation:** Poured Concrete

**Features:** Bar, Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks, Smart Home, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** N/A

**NEW PRICE!** Introducing a modern-day historic masterpiece in Calgary's most exclusive neighbourhood, Mount Royal. Perched on a sprawling half-acre lot surrounded by mature trees, meticulous landscaping, and a gated, private driveway, this distinguished 6,725 sq. ft. estate home is located on prestigious and quiet Prospect Avenue, one of the most desirable streets in Calgary. Known as the Burns residence, this estate has housed many influential and noteworthy families. Today, the property has undergone a full restoration and transformation into a modern take on luxury design. Special attention has been given to preserving original elements such as the sandstone and brick exterior, copper detailing, grand staircase, stained glass windows, mahogany panelling, quarter-sawn oak flooring, and classic design elements that evoke a sense of nostalgia and grandeur. Complementing these original features are integrated millwork, specialty wall treatments, designer fixtures, lighting, velvet drapery, and limestone and marble detailing. Equally impressive is the addition of an elaborate smart home system, seamlessly integrating contemporary technology with early 20th-century craftsmanship. The state-of-the-art kitchen is a chef's dream, featuring high-end Wolf, Sub-Zero, and Miele appliances, custom cabinetry, and marble countertops, seamlessly blending modern functionality with luxurious aesthetics. The home boasts 5 well-appointed bedrooms, including a primary suite complete with walkthrough closets, a marble en-suite with a volcanic limestone tub, and a serene sunroom perfect for morning yoga. Two offices, an upper-level gym, a billiards room, and a second breakfast sunroom complete the home's appeal. Designed for grand-scale entertaining, the main floor connects seamlessly to a large outdoor sandstone patio with a wood-burning fireplace, an

ideal setting for hosting dinner parties. The pièce de résistance is the designer lap pool, showcasing a mosaic of strategically placed glass tiles creating a breathtaking visual display. A charming glass cabana offers versatility, serving as a greenhouse, bar area, or cozy retreat. For golf enthusiasts, a professional-grade putting green provides the perfect spot to practice your game at home. Centrally located, this home offers unparalleled access to the best of Calgary. Enjoy a short stroll to downtown, the city's finest dining, shopping, schools, amenities, and cultural attractions. This exceptional estate is a rare opportunity to own a piece of Calgary's rich history while enjoying the comforts of modern living in the inner city. Schedule a private viewing today and experience this masterpiece firsthand.