



GRASSROOTS
REALTY GROUP

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1016 Beverley Boulevard SW
Calgary, Alberta

MLS # A2207173



\$5,999,900

Division:	Bel-Aire		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,817 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	4 full / 3 half
Garage:	Carport		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Flag Lot, Front Yard, Landscaped, Lawn, Pav		

Heating:	Boiler, High Efficiency, In Floor, Fireplace Insert, Fireplace(s), Floor Furnace, Natural Gas, See Remarks, Wood, Zoned	Water:	
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Other, See Remarks, Shingle Siding, Stone, Stucco	Zoning:	R-C1L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		
Inclusions:	NA		

A Modern Masterpiece in Prestigious Bel-Aire An extraordinary opportunity to own one of Calgary's most iconic homes, located in the exclusive enclave of Bel-Aire. This custom-built estate by Trojan Custom Homes offers over 8,670 sq. ft. of luxurious living space on a meticulously landscaped 0.30-acre lot, surrounded by the Calgary Golf & Country Club, Glenmore Reservoir, and Elbow River Valley. Designed with a seamless blend of modern architecture and natural elements, the home features 4 bedrooms, 7 bathrooms, a dramatic grand foyer, and expansive walls of glass that flood the interior with natural light. The main level is anchored by a striking central wine wall, executive office, and a chef's kitchen with dual islands, custom cabinetry, and top-tier appliances. Multiple sliding glass doors open to a covered outdoor lounge with fireplaces, designer lighting, and an outdoor kitchen—ideal for entertaining. The resort-style backyard includes a fully automated pool, cascading water wall, and multiple lounging zones. Upstairs, the primary suite is a private retreat with a custom onyx fireplace, spa-inspired en-suite, enclosed terrace, and stunning dressing room. The lower level features a wet bar, family lounge, home theatre, gym, yoga studio, and guest suite. Additional highlights: heated triple-car garage, snow-melt driveway, automated irrigation, and countless luxury upgrades throughout. A rare, architecturally significant residence offering the ultimate in privacy, sophistication, and modern living—this is more than a home, it's a lifestyle.