



**GRASSROOTS**  
REALTY GROUP

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**1014 Dorchester Avenue SW**  
**Calgary, Alberta**

**MLS # A2214096**



**\$4,250,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,489 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Side, Heated Gar		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Lands		

<b>Heating:</b>	Central, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to this exceptional estate home in the prestigious inner-city community of Upper Mount Royal. Built in 2018, this executive two-storey residence is situated on an impressive 11,000 sq.ft. lot and showcases a beautifully landscaped, south-facing garden, a low-maintenance fenced yard with a private putting green, and an attached three-car garage. Thoughtfully designed for both family living and upscale entertaining, the home features over 7,700 sq.ft. of living space. The entryway, with its custom front door, opens to formal living and dining rooms, a spacious eat-in kitchen with walk-in pantry, and a charming screened-in sunroom. The main floor also includes a spacious family room, a dedicated office, a powder room, a custom mudroom with built-ins and a large walk-in closet, and a convenient secondary staircase. Upstairs, the expansive primary suite is accompanied by three additional bedrooms, each with its own ensuite, a generous laundry room, and a versatile open playroom. The fully developed lower level offers a large recreation area with wet bar and beverage fridge, a fifth bedroom, a luxurious bathroom with steam shower, and three walk-in storage rooms. The show-stopping feature is the indoor gymnasium with soaring 12-foot ceilings, a basketball court, and a climbing wall. Luxury finishes and thoughtful details are found throughout, including top-of-the-line Miele and Sub-Zero appliances (six fridges!), two gas fireplaces, and custom built-ins in nearly every room. This extraordinary home is within walking distance to the shops and restaurants of 17th Avenue and 4th Street, and is located in the catchment area for Calgary's top public schools.