



**GRASSROOTS**  
REALTY GROUP

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**4412 Coronation Drive SW**  
**Calgary, Alberta**

**MLS # A2225027**



**\$2,749,000**

<b>Division:</b>	Britannia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,553 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Irregular Lo		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Sophisticated, secluded, and spectacular! Nestled on an oversized, private lot just a block from the ridge on a serene, tree lined street, this exceptional residence masterfully blends contemporary elegance with timeless functionality. Completely reimaged and renovated to the studs in 2012/13, with additional upgrades done in 2017/2023/2024, no detail was overlooked and no expense spared with every element speaking to refined craftsmanship and luxurious living. The main level of this extraordinary home is a presentation of refined design and elevated living. Rich maple hardwood floors flow throughout, complemented by a striking high gloss ceiling that adds a sleek, ultra luxurious ambiance. Thoughtful marble detailing and custom hand painted finishes by renowned artist Anna Krop, designed to bring in notes of the exterior, infuse the space with artistic sophistication. The chef's kitchen overlooks the beautifully landscaped rear yard and features Caesarstone countertops, a stunning blend of warm walnut and crisp white cabinetry, extensive built-in pantry storage, and a premium appliance suite including Viking, Miele, and Fisher & Paykel. Every element has been curated for style, function, and timeless appeal. Upstairs, a serene 5pc bathroom serves two spacious secondary bedrooms, while the primary suite offers a private haven. Featuring a tranquil sitting area, two expansive walk-in dressing rooms outfitted by California Closets, and a spa-inspired marble ensuite designed for rest and rejuvenation with a deep soaker tub and separate glass enclosed shower. The lower level enhances the home's functionality and comfort, finished with warm luxury vinyl plank flooring throughout. It includes a generous recreation room, a private fourth bedroom with its own 3pc ensuite, a well appointed laundry room with hidden folding and ironing station, a cold room/wine

cellar, and an efficiently designed mudroom that's perfectly suited to the rhythm of busy family life. An architectural triumph, the Frank Lloyd Wright inspired backyard seamlessly integrates indoor and outdoor living. With a grand courtyard and expansive patio, it creates an idyllic setting for both intimate gatherings and large scale entertaining. Located in one of Calgary's most prestigious and friendly communities, this home is just minutes from downtown, acclaimed schools, boutique shopping, and fine dining. With exquisite finishes, intelligent design, and breathtaking landscaping, this is truly a one of a kind sanctuary for families and entertainers alike.