

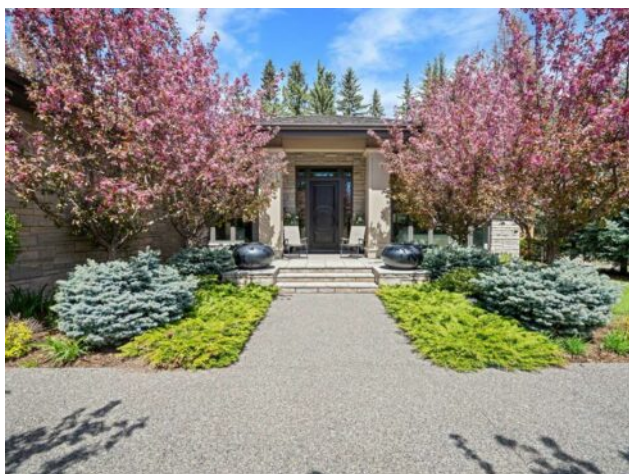


GRASSROOTS
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1020 Bel-Aire Drive SW
Calgary, Alberta

MLS # A2239234



\$5,980,800

Division:	Bel-Aire		
Type:	Residential/House		
Style:	Bungalow		
Size:	4,306 sq.ft.	Age:	1972 (53 yrs old)
Beds:	6	Baths:	5 full / 2 half
Garage:	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Level, Many Trees, Private, Undergro		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble, See Remarks, Stone	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), See Remarks, Stone, Stucco, Wood Fram	Zoning:	R-CG
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to 1020 Bel-Aire Drive SW, where Elegance Meets Excellence! This home was built with art, functionality and longevity in mind. Step into the pinnacle of luxury living in the esteemed community of Bel-Aire. This extraordinary residence was thoughtfully curated by the homeowner in collaboration with award-winning interior designer Paul Lavoie, where every element was flawlessly executed. This 1972 built home was fully renovated from the foundation up in 2014 with only quality materials. This home is detail oriented from the door knobs to the skylight. Spanning over 7,800 sq. ft. of refined living space, this home boasts 6 spacious bedrooms, 5 of which feature private ensembles, offering both privacy and comfort for family and guests alike. Enter through the grand foyer and let the heated Crème de la Fille marble flooring guide you through a home built to impress. At the heart of it all lies a chef’s dream kitchen, fully equipped with top-tier appliances and custom design details—an inspiring space for crafting gourmet meals and entertaining with ease. The main level seamlessly blends sophistication with comfort, featuring a formal dining room ideal for hosting elegant dinners, and a serene Owner’s Retreat complete with a spa-inspired ensuite—perfect for unwinding at the end of the day. Descend the handcrafted walnut staircase to a lower level tailored for leisure and entertainment. Hone your golf game in the private simulator, find inspiration in the soundproof music room, or select a vintage from the climate-controlled wine cellar before settling in for a cinematic experience in your own theatre, complete with projector and theatre-style screen. An elevator connects all levels of the home, including access to your heated double garage, outfitted with tile and two car lifts, allowing safe storage for up to four vehicles. An oversized

driveway provides additional parking for guests, enhancing the overall sense of hospitality and grandeur. Step outside to a lush, private backyard framed by mature spruce trees that provide natural seclusion. Gather around the outdoor fireplace and experience a rare harmony of comfort, nature, and refined luxury. Perfectly situated, this home is mere minutes from the Calgary Golf & Country Club, the Glencoe Club, downtown Calgary, and an array of upscale shops and everyday amenities. Do not miss out on this one of a kind masterpiece.