



GRASSROOTS
REALTY GROUP

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1213 Premier Way SW
Calgary, Alberta

MLS # A2262807



\$3,525,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,626 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Front Drive, See Remarks		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Gentle Sloping, Landscaped, Low Maintenance Landscape, Paved		

Heating: Central, In Floor, Forced Air, Natural Gas

Floors: Ceramic Tile, Concrete, Hardwood, Other

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Cedar, Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Elevator, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Lower level Fridge, Outside BBQ, Security Alarm, Drapes in living & dining rooms, black out drapes and or blinds in all bedrooms, Projector, Screen, and Related Pieces in Media Room.

OPEN HOUSE: SATURDAY, 2-4 PM. In nearly new condition, this transitional masterpiece in the heart of Mount Royal presents an amazing opportunity for the savvy buyer seeking rare and sought-after features, including an elevator providing seamless access throughout the house and … for the car enthusiast, generously sized garaging for 4 cars (can be upped to 6 w/ the addition of a lift). The main floor is designed for day-to-day living, informal gatherings, and entertaining larger numbers in an elegant setting. The spaces consist of a generous foyer, private office and centre hall that leads to a 40' wide "great room" with gas fireplace and Nano glass bifold doors leading to an epic outdoor area with covered patio, wood burning fireplace, built-in BBQ & and much more. The large showstopper island kitchen features the "who's who" of top of the line appliances (Sub-Zero, Wolf, Miele, etc.). The butler's pantry leads to the separate dining room. Upstairs hosts a spectacular primary bedroom suite with vaulted ceilings, 6-piece bath, and a private south balcony, plus 2 more spacious ensuite bedrooms & a huge laundry/craft room/art studio (originally planned to be a 4th bedroom w/ ensuite). The lower level showcases a large media room with wet bar that accommodates a grand piano with ease – ideal for evenings of fun. It also comprises a gym which can be a (4th or 5th) bedroom, and 3-piece bath w/ steam shower. Exterior features include a significant driveway (great for guest parking), sandstone & red brick, wood tongue & groove eaves, copper troughs & downspouts, and a "morning terrace". This property provides easy access to the Glencoe Club, multiple parks, a public library, local outdoor pool and community tennis courts. Within easy walking distance, the commercial amenities and

services on nearby 14th Street are in the process of regeneration and provide promise of a “High Street” in the making!