

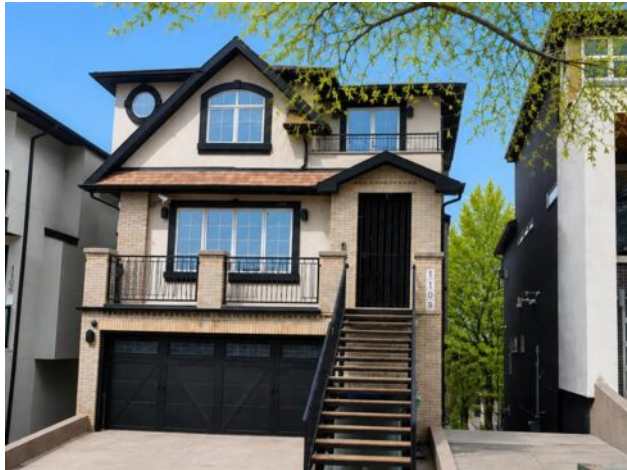


**GRASSROOTS**  
REALTY GROUP

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**1108 Bellevue Avenue SE**  
**Calgary, Alberta**

**MLS # A2312665**



**\$1,999,900**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,097 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, See Re		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular L		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas, Wood, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	3 bar fridges, dishwasher		

Open house Sunday, May 31 from 1 to 3PM. Step inside a home where everyday life feels extraordinary. Inspired by the romance and warmth of a Tuscan villa, this custom-built estate offers over 4,600 square feet of beautifully curated living space across four levels &mdash; each one designed for connection, retreat, and unforgettable moments. Nestled in vibrant Ramsay, you can stroll to river pathways, parks, the Stampede Grounds, or downtown Calgary, then return home to your own private sanctuary in the city. Arrival is an experience in itself. Cast iron stairs lead to a full-width porch and a charming alcove entrance, where a secure gated entry welcomes you with a sense of privacy and grace. Inside, the heart of the home unfolds. The chef&rsquo;s kitchen &mdash; anchored by premium appliances, a generous island, built-in pantry, and sunlit breakfast nook &mdash; invites slow mornings and lively evenings. The dining area captures breathtaking city views, setting the stage for unforgettable dinners. Just a few steps down, the mezzanine living room glows with warmth from a wood-burning fireplace crowned by a striking bronze hood. Doors open to a heated deck with adjustable louvers &mdash; a seamless indoor-outdoor space designed for Calgary&rsquo;s ever-changing seasons. The entire top floor is a retreat unlike any other. Your private primary sanctuary includes panoramic skyline views, a balcony for quiet mornings, a two-sided fireplace, cozy reading nook, dedicated office space, and a spa-inspired ensuite complete with steam shower and heated bench. It&rsquo;s a space designed not just for rest, but for restoration. On the lower level, two private bedrooms with their own ensuites offer comfort and independence for family or guests. Downstairs, the fully developed walkout basement transforms entertaining into an art form &mdash;

featuring a wet bar, gated wine cellar and tasting room, and a spacious recreation area that opens to a terraced courtyard. Outside, the villa-inspired stone garden becomes your personal escape. An elegant archway, wood-burning fireplace, outdoor kitchen, and handcrafted pizza oven create the perfect backdrop for long summer evenings and intimate gatherings under the stars. A terrific place to host a garden party. With two laundry areas, two wood-burning fireplaces, a custom home gym, heated triple garage with mudroom access, in-floor heating, a powerful 9-ton A/C system, exterior double spiral staircase, smart security, built-in sound, and updated mechanical systems(boiler replaced in 2024)—every detail has been thoughtfully considered. This is more than a home. It is a lifestyle — rich in warmth, privacy, beauty, and unforgettable moments. Book your experience today. Some of the rooms have been virtually staged.