



GRASSROOTS
REALTY GROUP

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1911 52 Street NW
Calgary, Alberta

MLS # A2320440



\$6,000,000

Division:	Montgomery		
Type:	Residential/House		
Style:	2 Storey		
Size:	6,597 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	8 full / 1 half
Garage:	Gated, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insula		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard		

Heating:	Central, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Steam Room, Stone Counters, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Garment Steamer, refrigerator in secondary kitchen, steam wall oven, gas range in main kitchen, gas cooktop in secondary kitchen, induction cooktop in secondary kitchen, 2 warming drawers, two hood fans, beverage refrigerator in office, beverage refrigerator in basement, washer and dryer in walk-in pantry, and TV mounts.

Use virtual tour and watch cinematic video for full experience. Your private, stunning palace awaits - backing directly onto the serene Bow River. Tucked away at the end of a private gated driveway in sought-after Montgomery, this custom-built masterpiece completed in late 2024, offers a total of 9 bathrooms, 7 bedrooms, and 9,502 sq ft of refined developed living space on a 0.41 acre riverfront lot. With a walkout basement, a heated quadruple garage, an elevator servicing all three floors, and uninterrupted river views from the main living areas, backyard, and primary suite, this home perfectly blends tranquility with luxury. Designed with exceptional craftsmanship and top-tier finishes throughout, the home features a dramatic floating glass staircase with integrated lighting, rich walnut millwork, solid core doors, EMTEK hardware, whole-home water filtration, and sophisticated security. The chef's kitchen showcases high-gloss Dencra cabinetry, premium Vicostone Verdalia countertops & backsplash with built-in dining table, Italian designer lighting, Wolf appliances, Sub-Zero refrigeration, commercial hood fans, and an 8-burner gas range. A fully equipped secondary kitchen with gas stove, warming drawers, additional refrigerator, and pantry room keeps entertaining seamless. The main level also includes a private ensuite bedroom, powder room, and spacious mudroom with wash station. The river-facing primary retreat offers a custom built-in king bed and nightstands, private study area, double-sided fireplace, boutique-inspired dressing room with central island, and a spa-inspired ensuite with jetted tub, steam shower, rainfall showerhead, body jets, and heated floors throughout. Connected to the primary suite is a luxurious laundry room featuring custom cabinetry, a garment steamer, a farm sink, and a dedicated work area. The upper level also features a river-facing

bonus room, additional ensuite bedroom, third bedroom, full bathroom, and a fully separate professional office wing with private entrance, wet bar, mini fridge, full bathroom, and custom designer finishes - ideal for a home business, studio, consulting space or separate living quarters. Outdoors, enjoy breathtaking river views from the full-width upper deck with glass railings or relax on the covered aggregate patio complete with heaters, built-in speakers, TV hookup, and rough-in for an outdoor kitchen. Extensive landscaping leads to the heated epoxy-finished quad garage featuring its own furnace, extra windows, side garage door openers, fast charging EV station, and built-in vacuum system. Additional highlights include driveway stone engineered for heavy-duty vehicles, gemstone lighting, a 50-year rubber roof, and 50 solar panels. Located just minutes from downtown Calgary while surrounded by parks, pathways, boutique shops, cafés, and top-rated schools, this extraordinary riverfront estate offers a rare lifestyle opportunity.