



GRASSROOTS

REALTY GROUP

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4719 Chapel Road NW
Calgary, Alberta

MLS # A2322542



\$2,995,000

Division:	Charleswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,011 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Garage Faces Front, Garage Faces Rear, Heated Garage, Multiple Driveways		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot, See Remarks		

Heating:	In Floor, Fireplace(s), Floor Furnace, See Remarks	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sauna, Smart Home, Steam Room, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to a home where uncompromising craftsmanship, thoughtful design, and cutting-edge technology come together to create an extraordinary living experience. Offering nearly 5,600 sq. ft. of developed living space, this custom-built masterpiece is situated on a quiet street in a highly desirable location. It features not one, but two attached double-car garages—one at the front and one at the rear of the property. From the moment you arrive, you'll appreciate the home's stunning curb appeal, beautifully landscaped grounds, and high-end finishes carried throughout every level. Inside, the main floor is designed for both elegant entertaining and everyday living, featuring a private office, spacious living room, formal dining area, massive walk-through pantry, and a chef-inspired kitchen equipped with premium Wolf and Sub-Zero appliances, including panel-ready refrigerator, freezer, wine column, and dishwasher, seamlessly integrated into the custom cabinetry for a clean, sophisticated aesthetic. The mudroom is equally impressive, complete with its own laundry area and a dedicated dog wash station. Step outside to the expansive main-floor balcony, the perfect place to relax or entertain while enjoying the surrounding views. Upstairs, a spacious bonus room opens onto its own private balcony, creating an ideal retreat. The luxurious primary suite is truly resort-inspired, featuring a spa-like ensuite with a steam shower, an oversized walk-in closet with a built-in makeup station, and direct access to the laundry room, which includes a convenient garment steamer. Three additional bedrooms complete the upper level, with two enjoying their own private en-suites. The fully developed walkout basement is designed for recreation and relaxation, offering a large games room, a stylish bar, a wine room, a fitness area with a red-light sauna, an additional bedroom, and a

full bathroom. Comfort and efficiency are evident throughout the home with in-floor heating in all tiled areas and throughout the entire basement, instant hot water, separate furnaces for each floor, and central air conditioning. Technology enthusiasts will appreciate the professionally integrated Control4 Smart Home System, featuring an 8-zone whole-home audio system, smart lighting controls, video door intercom, monitored security system, and centralized control of audio, lighting, and security. The property also includes eight exterior security cameras, a Hide-a-Hose central vacuum system with retractable hose technology, sweep pan under the kitchen cabinets, Wi-Fi boosters, and hardwired network connections to all TV locations and the office. This home showcases exceptional attention to detail, premium finishes throughout, and a level of quality that is immediately evident from the moment you step inside. Combined with the beautifully landscaped yard, quiet street location, and extensive list of luxury features, this residence offers a lifestyle that few homes can match.