



GRASSROOTS
REALTY GROUP

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1020 Bel-Aire Drive SW
Calgary, Alberta

MLS # A2332901



\$5,900,000

Division:	Bel-Aire		
Type:	Residential/House		
Style:	Bungalow		
Size:	4,294 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	5 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Marble, Stone, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Post & Beam, Stone, Stucco, Wood Fram	Zoning:	R-CG
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Bidet, 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, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	As-is, where-is		

****Court Foreclosure**** AN EXTRAORDINARY CUSTOM MASTERPIECE IN THE HIGHLY COVETED BEL-AIRE COMMUNITY! This remarkable BUNGALOW was meticulously reimagined from the ground up in collaboration with award-winning designer Paul Lavoie, completed in 2014 using globally sourced premium materials and an ICF FOUNDATION. Offering 4,293.52 SQ FT above grade with a FULLY FINISHED LOWER LEVEL, this stunning residence delivers 5 BEDROOMS and 7 BATHROOMS across two thoughtfully designed levels. The MAIN FLOOR showcases SOARING 12-FOOT CEILINGS, HEATED CREMA MARFIL MARBLE FLOORING, a CHEF'S KITCHEN with a LARGE ISLAND, top-tier appliances including a WOLF GAS RANGE and MIELE REFRIGERATOR/FREEZER (2025), a formal dining room, and multiple living areas flooded with natural light. The OWNER'S RETREAT features a FIREPLACE, a massive WALK-IN CLOSET, and an indulgent 11-PIECE SPA-INSPIRED ENSUITE. The lower level is an entertainer's dream — featuring a GOLF SIMULATOR ROOM, MUSIC ROOM, TEMPERATURE-CONTROLLED WINE CELLAR, HOME THEATRE, and a generous GAMES ROOM. A private ELEVATOR connects all levels, including the HEATED DOUBLE GARAGE with TWO CAR LIFTS accommodating up to 4 vehicles, plus 4 additional driveway spaces. Outside, a BEAUTIFULLY LANDSCAPED backyard with mature spruce trees, an OUTDOOR FIREPLACE, and a private courtyard offers the perfect retreat. Perfectly situated, this home is mere minutes from downtown Calgary, the Calgary Golf & Country Club, the Glencoe Club, and an array of upscale shops and everyday amenities. **BOOK YOUR PRIVATE SHOWING TODAY!**

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