



GRASSROOTS
REALTY GROUP

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79 Bel-Aire Place SW
Calgary, Alberta

MLS # A2336306



\$4,600,000

Division:	Bel-Aire		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	5,493 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Other, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	na		

Come inside and experience 79 Bel-Aire Place SW. Set on a private 0.3-acre lot on one of Bel-Aire's most desirable cul-de-sacs, this architecturally distinctive contemporary residence has been extensively renovated, offering nearly 7,000 sq. ft. of developed living space where sophisticated design, exceptional craftsmanship and attention to detail come together. Defined by its dramatic roofline, strong horizontal lines and deep overhangs, the home sits discreetly among mature landscaping. But it is inside where this home truly reveals itself. Floor-to-ceiling windows and expansive skylights fill the interior with natural light, while designer lighting, hardwood flooring, custom glass, beautiful fixtures and wall treatments make every space feel considered. At the heart of the main level is a spectacular architectural focal point: a dramatic circular opening to the upper level, wrapped in custom glass railings and crowned by a statement chandelier suspended through the two-storey space. The principal rooms radiate from here, creating exceptional flow for everyday living and entertaining. The grand entrance opens to an intimate sitting area with fireplace, a formal living room with striking 90-bottle glass wine wall, an elegant dining room and a relaxed family room with fireplace. The chef's kitchen features custom cabinetry, premium appliances and a waterfall island. The main-floor primary suite is a private retreat with sitting area, fireplace and direct access to a secluded terrace. Its luxurious ensuite offers separate spaces connected by a shared shower, providing both privacy and connection. A second main-floor bedroom with ensuite is ideal for family or guests. Upstairs, vaulted wood-clad ceilings, skylights and oversized windows frame an impressive lounge and games area with wet bar. Curved glass railings overlook the central space below, while an

additional room with bathroom offers flexibility as an office, guest retreat or bedroom. The developed lower level features a gym or yoga space, media room, additional bedroom with ensuite, generous storage and cedar closet. Outside, low-maintenance grounds wrap around the home with private sitting areas, mature landscaping and an outdoor fireplace. An oversized attached garage with epoxy flooring, expansive driveway and electronic gated access complete the property. Moments from the Calgary Golf & Country Club, Glenmore Reservoir and Britannia, 79 Bel-Aire Place SW is a home that must be experienced. Come inside.