



GRASSROOTS
REALTY GROUP

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1111 Belavista Crescent SW
Calgary, Alberta

MLS # A2336338



\$5,725,000

Division:	Bel-Aire		
Type:	Residential/House		
Style:	Bungalow with Loft		
Size:	3,642 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	4 full / 2 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.28 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stone
Foundation:	Poured Concrete
Features:	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Pool Table

Welcome to a masterwork of modern luxury and effortless comfort in Bel Aire, one of Calgary's most coveted prestige enclaves. Situated on a sprawling corner lot framed by architectural wood soffits and lush landscaping, this custom-crafted residence blends uncompromising quality with upscale finishes while still feeling like home. From the moment you step inside, the home's craftsmanship is on full display, anchored by an elegant spiral staircase connecting three levels, embedded stair lighting, and seamless touch-automated lighting controls throughout. At the heart of the main level is a chef-inspired, entertainer's dream kitchen. The kitchen features a massive center island and a butler's pantry, the kitchen space is equipped with a world-class appliance suite, including a Miele cooktop, Miele wall ovens, Miele warming drawer, double Miele dishwashers, and a double Sub-Zero fridge/freezer panel. Transition effortlessly to outdoor living with a convenient covered patio space complete with one of the home's four gas fireplaces and an integrated BBQ hood range. Upstairs, a cozy loft opens to a private exterior balcony with sweeping neighborhood views. The main floor thoughtfully offers a hard-to-find layout featuring a luxurious Primary Suite plus an additional full bedroom both with attached ensuite baths. A light-filled home office commands attention with custom built-in bookcases and a sleek glass enclosure. Convenience is paramount, with main-floor laundry and a dedicated mudroom situated right off the oversized garage. Speaking of the garage—car enthusiasts will marvel at the 2-car footprint equipped with a commercial-grade car lift allowing year-round storage for 4 vehicles, along with dual interior access points leading directly to both the main floor and lower level. The fully developed lower level is

an entertainment haven, featuring an oversized custom wet bar, a dedicated home gym with specialized sport flooring, and a bedroom with full bathroom and an additional half-bath for guests. Located just steps from the Calgary Golf & Country Club, Glenmore Reservoir, and Elbow River pathway systems—and minutes from Britannia Plaza and CF Chinook Centre with a swift 10-minute commute to Downtown, this Bel Aire sanctuary represents Calgary estate living at its finest.