



GRASSROOTS
REALTY GROUP

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1911 52 Street NW
Calgary, Alberta

MLS # A2346949



\$4,750,000

Division:	Montgomery		
Type:	Residential/House		
Style:	2 Storey		
Size:	6,639 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, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Interi		

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: Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Steam Room, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Refrigerators X2, Steam Wall Oven, Warming Drawers X2, Hood Fans X2, Beverage Refrigerator X2, TV Mounts

Set along the Bow River in one of Montgomery's most coveted locations, this exceptional 9,600+ sq ft custom estate unites privacy, architectural sophistication and modern luxury on a private 0.41-acre riverfront lot at the end of a gated driveway. Designed to embrace its setting, the home captures expansive river views from the principal living areas, outdoor spaces and spectacular primary retreat. Offering 7 bedrooms, 9 bathrooms, a full walkout basement, elevator access to all three levels and a heated quadruple garage, this residence delivers remarkable scale with exceptional functionality. A dramatic floating glass staircase anchors the interior, complemented by rich walnut millwork, solid core doors and a sophisticated Lutron lighting system. Whole-home spray foam insulation, triple-pane windows/patio doors, 50 solar panels, 6-zone central heating with AC rough-in, smart water filtration and integrated audio provide comfort, efficiency and convenience. The showpiece kitchen features high-gloss Denca cabinetry, Vicostone Verdalia countertops and backsplash, integrated dining table, Italian designer lighting, a high-end appliance package, commercial-grade ventilation and an 8-burner gas range. A fully equipped secondary kitchen with gas cooking, warming drawers, additional refrigeration and pantry supports effortless entertaining. The main level includes a private ensuite bedroom, powder room and generous mudroom with wash station. The river-facing primary retreat offers a custom built-in king bed, private study/sitting area, two-way fireplace and boutique dressing room with central island. Its luxurious ensuite features heated floors, jetted tub, steam shower with rainfall shower and body jets, while the adjoining laundry includes custom cabinetry, garment steamer, farm sink and dedicated workspace. The upper level also features a river-view

bonus room, additional ensuite bedroom, third bedroom and full bath, plus a separate professional office wing with private entrance, wet bar, mini fridge and full bathroom, ideal for a business, studio or nanny quarters. The walkout level provides heated floors and an exceptional space for recreation and entertaining with a massive rec/games area, home gym, additional two bedrooms, one featuring custom built-in bunk beds), and wine room. Outdoors, full-width upper decking and a covered aggregate patio capitalize on the riverfront setting, with heaters, built-in speakers, TV outlets and outdoor kitchen rough-in. The heated epoxy-finished quadruple garage features its own furnace, additional windows, side garage door openers, built-in vacuum and fast EV charging. Heavy duty driveway construction and gemstone exterior lighting complete the property. Minutes from downtown, parks, pathways, schools and neighbourhood amenities, this extraordinary Montgomery riverfront estate presents an unparalleled expression of location, craftsmanship, technology and luxury.