

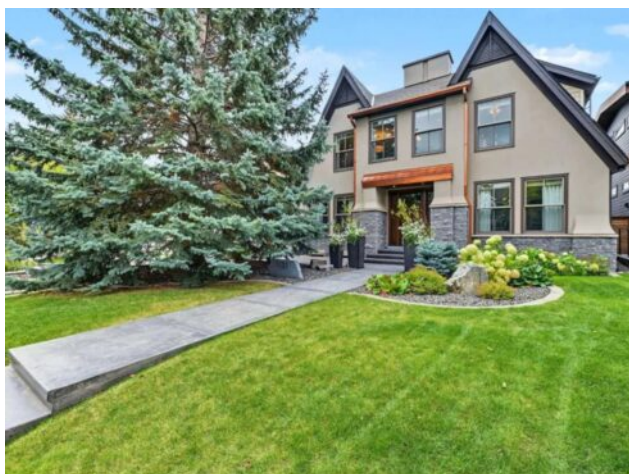


GRASSROOTS
REALTY GROUP

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1121 Valois Avenue SW
Calgary, Alberta

MLS # A2349881



\$4,000,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,451 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Quad or More Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	2x Dishwasher, Alarm System, Exterior Sprinkler System		

**** Open House Wednesday October 7th from 3:30pm-5:30pm! **** Seldom does a residence of this calibre come to market on Valois Avenue, one of Upper Mount Royal's most distinguished and coveted addresses. This exceptional home presents a rare opportunity to own on one of Calgary's most prestigious streets, where timeless architecture, refined interiors and exceptional outdoor living come together in remarkable fashion. Behind an elegant stucco and granite stone facade, the residence has been thoughtfully designed for sophisticated family living and effortless entertaining. The main level features a private office, gracious formal living room with gas fireplace, and elegant dining room, while the sun-filled open-concept family room and gourmet kitchen overlook the spectacular south-facing backyard. Here, a beautifully appointed outdoor living and dining area is anchored by a stunning stone wood-burning fireplace, creating an exceptional setting for intimate evenings or memorable gatherings. At the heart of the family room, a second wood-burning Rumford fireplace provides a striking architectural focal point and a warm gathering place throughout the seasons. The gourmet kitchen is exceptionally appointed for the discerning chef, featuring a Wolf oven, steam oven and microwave, Sub-Zero refrigerator, two Bosch dishwashers, and Marvel wine and beverage refrigerators. Heated tile floors in the bathrooms and mudroom provide an added layer of comfort and luxury. Upstairs, the primary retreat is a serene private sanctuary, with a freestanding jetted soaker tub positioned to capture tranquil treetop views and an oversized, spa-inspired steam shower. Two additional bedrooms each offer the luxury of private ensuites with heated floors and custom walk-in closets. The lower level is designed for recreation and relaxation,

anchored by a generous media lounge with a fireplace, wet bar, in-floor heating and ample space for a billiards table. Two additional bedrooms complete this level, including one currently configured as a private fitness studio. Outside, thoughtful details enhance year-round enjoyment, including heated front and rear walkways, a maintenance-free stone fence and exterior sprinkler system. The fully appointed quad garage, complete with hot and cold water, is an extraordinary inner-city feature offering incredible versatility—ideal for the automotive enthusiast, a private man cave, creative studio, hobby space, or a combination tailored to your lifestyle. Located in Upper Mount Royal, this remarkable residence places the best of Calgary at your doorstep. Downtown, 17th Avenue, Marda Loop, renowned schools, leafy parks and the Elbow River pathway system are all just minutes away. A truly exceptional offering on Valois Avenue—where prestigious location, timeless design and uncompromising comfort create an extraordinary Upper Mount Royal residence.