



**1118 Premier Way SW**  
**Calgary, Alberta**

**MLS # A2286020**



**\$5,350,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,060 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Skylight(s), Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

**Inclusions:** 5 Wall Mounted TV's, 2 Washers, 2 Dryers, 2 Dishwashers, 2 Garburators, 6 Burner Wolf Cooktop, 3 Built-In Ovens total (1 Steam oven), Built-In Microwave, 2 SubZero Refrigerators, SubZero Freezer, 4 Wine Fridges, 2 Air Conditioning Units, Sauna, Power Lift Bike Hangar, Built-In Lynx BBQ, Outdoor Speakers, Security System + Cameras, Home Theatre System (screen, projector + components), Front and Rear Yard Water Features, Fire Table,

Phenomenal luxury Mount Royal home with over 7,600 sq ft of meticulously designed living space on a gorgeous huge lot that is privately gated + beautifully set back from the street. Stunning curb appeal + a dramatic entrance with a grand staircase is an impressive welcome to the home + leads to refined residence with a layout ideal for both family life + entertaining. The main level features beautifully appointed living spaces + is thoughtfully designed with a blend of open concept living + beautifully designated rooms. There is a gourmet chef's kitchen, butler's pantry + very comfy family room for casual living. Also a main floor library, huge living room + formal dining room which is elevated by a striking wine display. The generous mudroom leads to the oversized triple attached garage. The home offers 5 spacious ensuited bedrooms, providing exceptional privacy for family + guests. The impressive 800 sq ft primary retreat offers a lavish spa-inspired ensuite, expansive walk-in closet + serene views of the surrounding grounds. The walkout lower level is designed for next-level entertaining, featuring a sleek bar, media lounge + a boutique-style fitness studio. Multiple fireplaces throughout the home add warmth + ambiance to the luxurious interiors. Outdoors, the four spectacular living areas create indoor-outdoor flow, perfect for private relaxation + unforgettable gatherings. Close to all levels of exceptional schooling, parks, The Glencoe Club + downtown.