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1016 Beverley Boulevard SW Calgary, Alberta

MLS # A2207173



\$5,800,000

Division: Bel-Aire Residential/House Type: Style: 2 Storey Size: 5,817 sq.ft. Age: 2023 (2 yrs old) **Beds:** Baths: 4 full / 3 half Garage: Carport Lot Size: 0.28 Acre Lot Feat: Back Yard, City Lot, Few Trees, Flag Lot, Front Yard, Landscaped, Lawn, Pav

Heating: Boiler, High Efficiency, In Floor, Fireplace Insert, Fireplace(s), Floor Furnace Westeral Gas, See Remarks, Wood, Zoned Sewer: Floors: Carpet, Ceramic Tile, Hardwood, See Remarks Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Composite Siding, Concrete, Other, See Remarks, Shingle Siding, Stone, Stating: Exterior: R-C1L Foundation: **Poured Concrete Utilities:**

Features: Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home

Inclusions:

NΑ

Experience the epitome of modern luxury in one of Calgary's most exclusive communities. This architectural masterpiece by Trojan Custom Homes redefines sophistication, offering over 8,670 sq. ft. of meticulously curated living space on a 0.30-acre estate lot embraced by the Calgary Golf & Country Club, Glenmore Reservoir, and the Elbow River Valley. From the moment you step through the grand foyer, the home captivates with soaring ceilings, walls of glass, and a seamless interplay between nature and contemporary design. The main level showcases a striking central wine wall, an executive office, and an extraordinary chef's kitchen with dual oversized islands, bespoke cabinetry, and elite appliances. Expansive glass doors dissolve the boundary between indoor and outdoor living, revealing a covered entertainment lounge with fireplaces, designer lighting, and a fully equipped outdoor kitchen. The resort-inspired backyard boasts an automated pool, illuminated water wall, and multiple private lounging zones—a true sanctuary for relaxation or refined entertaining. The upper level hosts a private primary retreat featuring a custom onyx fireplace, spa-like ensuite, enclosed terrace, and boutique-style dressing room. The lower level is equally impressive, offering a wet bar, family lounge, home theatre, fitness and yoga studio, and guest suite. Additional luxuries include a heated triple garage, snow-melt driveway, automated irrigation, and a suite of intelligent home systems. An architectural icon of Bel-Aire, this residence embodies privacy, innovation, and timeless elegance—a home that transcends expectations and defines modern living in Calgary.