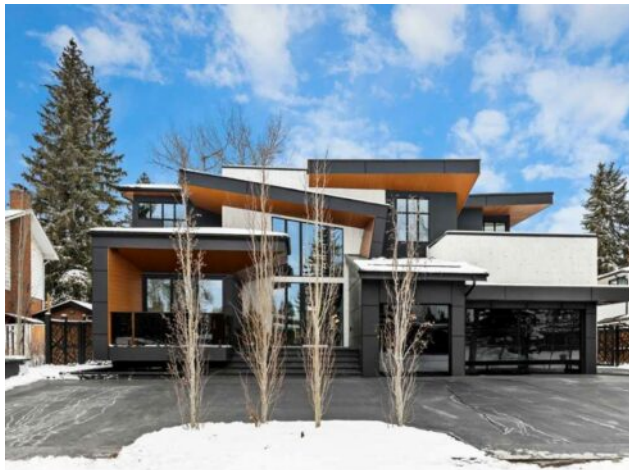


**1016 Beverley Boulevard SW**  
**Calgary, Alberta**

**MLS # A2207173**



**\$5,999,900**

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

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Fireplace Insert, Fireplace(s), Floor Furnace, Natural Gas, See Remarks, Wood, Zoned	<b>Water:</b>	
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Other, See Remarks, Shingle Siding, Stone, Stucco	<b>Zoning:</b>	R-C1L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	NA		

A Modern Masterpiece in Prestigious Bel-Aire An extraordinary opportunity to own one of Calgary's most iconic homes, located in the exclusive enclave of Bel-Aire. This custom-built estate by Trojan Custom Homes offers over 8,670 sq. ft. of luxurious living space on a meticulously landscaped 0.30-acre lot, surrounded by the Calgary Golf & Country Club, Glenmore Reservoir, and Elbow River Valley. Designed with a seamless blend of modern architecture and natural elements, the home features 4 bedrooms, 7 bathrooms, a dramatic grand foyer, and expansive walls of glass that flood the interior with natural light. The main level is anchored by a striking central wine wall, executive office, and a chef's kitchen with dual islands, custom cabinetry, and top-tier appliances. Multiple sliding glass doors open to a covered outdoor lounge with fireplaces, designer lighting, and an outdoor kitchen—ideal for entertaining. The resort-style backyard includes a fully automated pool, cascading water wall, and multiple lounging zones. Upstairs, the primary suite is a private retreat with a custom onyx fireplace, spa-inspired en-suite, enclosed terrace, and stunning dressing room. The lower level features a wet bar, family lounge, home theatre, gym, yoga studio, and guest suite. Additional highlights: heated triple-car garage, snow-melt driveway, automated irrigation, and countless luxury upgrades throughout. A rare, architecturally significant residence offering the ultimate in privacy, sophistication, and modern living—this is more than a home, it's a lifestyle.