

# \$6,300,000 - 1016 Beverley Boulevard Sw, Calgary

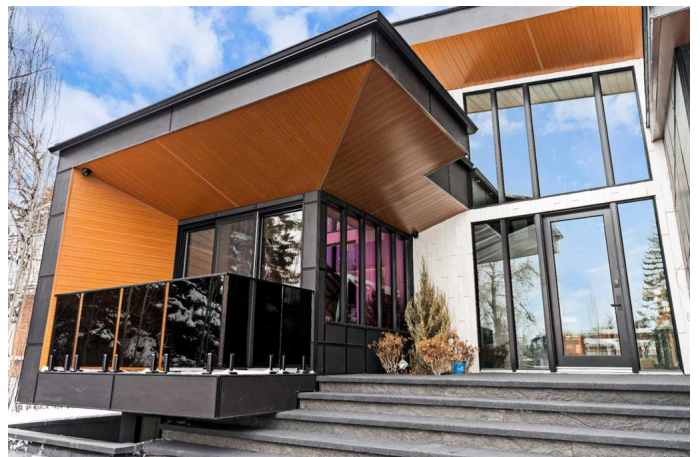
MLS® #A2207173

**\$6,300,000**

4 Bedroom, 7.00 Bathroom, 5,817 sqft  
Residential on 0.28 Acres

Bel-Aire, Calgary, Alberta

OPEN HOUSE Sat: April, 12, 1pm.-3pm.  
Welcome to an architectural triumph in Calgary's most exclusive enclave—Bel-Aire. Crafted by the renowned Trojan custom homes, this one of a kind estate offers an unparalleled fusion of modern design, natural elements, and masterful craftsmanship. Nestled on a meticulously landscaped 0.30-acre lot, this residence is surrounded by the Calgary Golf & Country Club, the Glenmore Reservoir, and the Elbow River Valley, providing a serene yet prestigious setting. Spanning over 8,670 square feet of flawlessly curated living space, this four-bedroom, seven-bathroom home redefines luxury and sophistication. The grand foyer welcomes you with soaring ceilings, stone wall, custom lighting and walls of glass, setting the tone for the bright, open-concept design. A private executive office, an exquisite central wine feature wall, and multiple social areas seamlessly integrate into the flow of the home. The heart of the home is an extraordinary chef's kitchen, featuring dual oversized islands, custom high-end cabinetry, and top-tier appliances—a space where culinary artistry meets breathtaking design. A multiple sliding glass doors open to an expansive outdoor lounge, complete with a stone feature entertainment wall accentuated by two 6 ft. fireplaces, sliding black glass tv mount and designer lighting. Covered outdoor kitchen boasts leathered granite, Napoleon grill, cabinetry, sink, offering a seamless



transition to your private oasis. The stunningly landscaped backyard boasts an impressive swimming pool with power cover and multi lit water wall that spills from the house soffit. Multiple entertainment areas, artistic accent panels and lush greenery, create a resort-like retreat in the heart of the city. The upper level is home to a sophisticated primary suite, a haven of luxury featuring a private enclosed terrace, a Onyx fireplace, a spa-like en-suite, and a custom-designed dressing room. Two additional lavishly appointed bedrooms, each with its own en-suite, are accompanied by an elegant loft area, perfect for relaxation. Descend to the spectacular entertainment level, where luxury meets leisure. This incredible space features a custom-designed wet bar, an expansive family lounge, a state-of-the-art home theater, a private gym, and a tranquil yoga studio. A guest suite with a private bath, additional powder rooms, and a meticulously engineered mechanical room complete this level with uncompromising quality. No detail has been overlooked in this meticulously crafted home. A triple-car garage with epoxy flooring and sleek glass overhead doors offers both functionality and aesthetic appeal. Built to exceed expectations, this residence is a testament to elevated living in one of Calgary's most coveted communities. This exceptional residence offers a lifestyle of effortless luxury, featuring a full snow-melt front drive, automated irrigation, and an array of thoughtfully designed amenities that elevate every aspect of daily living.

Built in 2023

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2207173    |
| Price    | \$6,300,000 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 7.00        |
| Full Baths     | 4           |
| Half Baths     | 3           |
| Square Footage | 5,817       |
| Acres          | 0.28        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1016 Beverley Boulevard Sw |
| Subdivision | Bel-Aire                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | t2v2c5                     |

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 12      |
| Parking        | Carport |
| # of Garages   | 6       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Bar, Chandelier, Double Vanity, French Door, Low Flow Plumbing Fixtures   |
| Appliances        | Bar Fridge, Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Refrigerator, See Remarks, Washer, Washer/Dryer, Double Oven, Gas Oven, Other, Water Conditioner, Water Purifier, Wine Refrigerator |
| Heating           | Boiler, In Floor, Fireplace(s), Natural Gas, Floor Furnace, Fireplace Insert, High Efficiency, See Remarks, Wood, Zoned   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 5   |
| Fireplaces        | Gas   |

Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Barbecue, Courtyard  
Lot Description Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, See Remarks, Flag Lot, Few Trees, Paved  
Roof Asphalt Shingle  
Construction Composite Siding, Concrete, Shingle Siding, Stone, Stucco, Other, See Remarks  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 31st, 2025  
Days on Market 11  
Zoning R-C1L

### **Listing Details**

Listing Office RE/MAX First

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