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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

1016 Beverley Boulevard SW Calgary, Alberta

MLS # A2310611



$5,498,000

Division:	Bel-Aire		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,511 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	4	**Baths:**	5 full / 2 half
Garage:	Carport, Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Flag Lot, Front Yard, Landscaped, Lawn, Pav		

Heating:	Fireplace(s), Floor Furnace, Natural Gas, See Remarks	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Concrete, Other, See Remarks, Shingle Siding, Stone, Stucco	**Zoning:**	R-CG
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: Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Oven, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Garage Door Opener, Pool Equipment and Water Softener

Welcome to one of Calgary’s most exclusive offerings in the prestigious community of Bel-Aire. Surrounded by the iconic Calgary Golf & Country Club, the breathtaking Glenmore Reservoir, and the picturesque Elbow River Valley, this extraordinary estate delivers a lifestyle reserved for a select few. Expertly crafted by Trojan Custom Homes, this architectural masterpiece offers over 8,430 sq. ft. of meticulously designed luxury living on a sprawling 0.28-acre lot. Every detail has been thoughtfully curated to blend bold modern design with warmth, comfort, and functionality. From the moment you arrive, the home commands attention with its striking contemporary exterior, dramatic walls of glass, soaring ceilings, and seamless indoor-outdoor integration. Inside, you’ll find designer European lighting, wide-plank white oak flooring, Italian tile, and flawless custom millwork throughout. At the heart of the home lies a world-class chef’s kitchen designed for both entertaining and everyday luxury. Featuring dual 12-foot islands, custom site-finished oak cabinetry, quartz counters and backsplash, premium Wolf appliances, a 72” Dacor fridge/freezer, service pantry, and stunning designer finishes, this space feels more like a private culinary studio than a traditional kitchen. The main living area is truly unforgettable highlighted by a breathtaking walk-through glass wine wall, floor-to-ceiling windows, a dramatic Italian onyx fireplace, and expansive sliding glass doors that open onto an incredible outdoor oasis. Designed for year-round entertaining, the backyard rivals a private luxury resort. Enjoy an automated swimming pool with LED-lit waterfall features, multiple lounge spaces, a covered outdoor kitchen, dual fireplaces, custom lighting, and beautifully landscaped grounds with automated irrigation. Upstairs, the primary retreat feels like a five star

luxury hotel. Complete with a stunning onyx fireplace, spa inspired ensuite with steam shower and heated floors, boutique style dressing room, coffee bar, and a private enclosed sunroom overlooking the resort style backyard and pool. The lower level was designed for elevated living and entertainment, featuring a custom wet bar, theatre room, fitness and yoga studio, heated floors, and even a hidden safe room concealed behind a smart door. Additional highlights include a fully integrated smart home system, heated triple garage with EV charger, snow melt driveway, dual zone air conditioning, triple-pane windows, full home automation, and countless custom luxury upgrades throughout. This is more than just a home it’s a statement of prestige, craftsmanship, and uncompromising luxury in one of Calgary’s most coveted neighbourhoods. (The home does come with Alberta New Home Warranty)

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