

**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 Masterpiece of Modern Luxury in Prestigious Bel-Aire, Welcome to a rare architectural achievement in Calgary's most exclusive enclave—Bel-Aire. Meticulously crafted by the esteemed Trojan Custom Homes, this one-of-a-kind estate seamlessly blends modern design, natural elements, and exceptional craftsmanship to create an unparalleled living experience. Set on a beautifully manicured 0.30-acre lot, this residence is surrounded by the Calgary Golf & Country Club, Glenmore Reservoir, and the Elbow River Valley—offering both privacy and prestige. With over 8,670 sq. ft. of exquisitely designed living space, the home features 4 bedrooms, 7 bathrooms, and an array of extraordinary indoor and outdoor living areas. A grand foyer with soaring ceilings, dramatic stone feature wall, custom lighting, and expansive walls of glass sets the tone for the home's sophisticated, light-filled interior. The main level flows effortlessly through formal and informal gathering spaces, anchored by an executive office and a striking central wine wall that adds both form and function. At the heart of the home lies a stunning chef's kitchen featuring dual oversized islands, custom cabinetry, and top-of-the-line appliances. Multiple sliding glass doors extend the living space outdoors to a covered patio lounge—complete with a stone feature wall, dual 6-foot fireplaces, a sliding black glass TV mount, and designer lighting. The outdoor kitchen, equipped with leathered granite countertops, a Napoleon grill, custom cabinetry, and sink, creates a seamless transition into a private backyard oasis. The resort-style backyard is a showstopper, with a fully automated swimming pool, cascading multi-lit water wall, and lush landscaping. Multiple lounging zones, striking architectural accents, and ambient lighting evoke the atmosphere of a luxury retreat. Upstairs, the

primary suite is a private sanctuary featuring a custom onyx fireplace, enclosed terrace, spa-inspired ensuite, and an elegant, bespoke dressing room. Two additional bedrooms with ensuite baths and an open-concept loft lounge complete the upper level. The lower level is a fully realized entertainment haven, offering a custom wet bar, expansive family lounge, state-of-the-art home theatre, private gym, and a serene yoga studio. A guest suite with private bath, additional powder rooms, and a precision-engineered mechanical room round out this level. Additional highlights include a heated triple-car garage with epoxy floors and glass overhead doors, full snow-melt driveway, automated irrigation system, and countless luxury upgrades throughout. Every inch of this home reflects attention to detail and a commitment to timeless, modern luxury. This is more than a home—it's an experience. A rare opportunity to own one of Calgary's most impressive residences in the heart of Bel-Aire.