



1131 Dorchester Avenue Calgary Alberta

\$2,975,000

Situated in Calgary's prestigious Mount Royal community, this European-inspired home spans over 4,400 sq. ft. of sophisticated living space, complete with a four-car attached garage. A heated driveway, framed by towering columnar aspen trees offers an impressive entrance. The design blends classic European style with modern convenience and quality craftsmanship. Inside, the main floor is thoughtfully laid out, starting with a spacious office featuring custom crafted shelving and large windows. The formal living room, with coffered ceilings, intricate moldings, and a sleek modern fireplace, creates a welcoming yet refined atmosphere. The adjacent dining room is flooded with natural light, thanks to a wall of windows, and features a fireplace and a striking chandelier. Hardwood floors extend throughout all levels of the home, adding warmth and elegance. The chef's kitchen is a standout, offering professional-grade appliances seamlessly integrated into custom cabinetry. It includes dual dishwashers, a 6-burner Decor stove with double ovens, and a Sub-Zero refrigerator. The large central island, illuminated by two dramatic chandeliers, combines style with function. A cozy kitchen nook looks out to a south-facing deck and beautifully landscaped yard with rock walls, a waterfall, a built-in barbecue, and a fireplace. Adjacent to the kitchen, the family room offers a relaxing space with a fireplace and custom shelving. The grand staircase leads upstairs to the master suite, which spans the rear of the home. South-facing windows and skylights bathe the room in natural light throughout the day. A private lounge area overlooks the backyard and flows into a luxurious 5-piece ensuite with a multi-function shower and steam room. The walk-in dressing room includes custom his-and-hers closets. Two additional generously-sized bedrooms, each with an ensuite, offer privacy and comfort....

Recreational, Games room 13.55 Ft x 12.42 Ft

Bedroom 12.58 Ft x 13.50 Ft

3pc Bathroom 10.17 Ft x 4.83 Ft

Wine Cellar 8.25 Ft x 7.42 Ft

Foyer 9.25 Ft x 12.75 Ft

Office 9.25 Ft x 12.75 Ft

Dining room 17.25 Ft x 12.08 Ft

Primary Bedroom 15.83 Ft x 13.67 Ft

5pc Bathroom 14.17 Ft x 13.83 Ft

Study 15.83 Ft x 11.92 Ft

Laundry room 8.17 Ft x 10.42 Ft

Other 13.83 Ft x 8.33 Ft

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(CENTRAL)**

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2pc Bathroom 7.25 Ft x 5.22 Ft
Breakfast 11.67 Ft x 9.33 Ft
Kitchen 15.92 Ft x 15.00 Ft
Living room 20.58 Ft x 15.92 Ft

Bedroom 21.58 Ft x 16.25 Ft
Bedroom 19.67 Ft x 19.00 Ft
4pc Bathroom 9.92 Ft x 6.92 Ft