



# 1204 Beverley Boulevard Calgary Alberta

\$4,450,000

OPEN HOUSE Sunday Oct 15 2-4pm - Truly one of Calgary's most spectacular homes with the architecture and design inspired by Jackson, Baker + McCormick. Offering 6500+ square feet, this modern and inviting 5 bedroom home will take your breath away. You will fall in love with the incredible design, clean lines, thoughtful floor-plan & exceptional craftsmanship throughout the entire home. Special features and highlights include: a commercial window grade package, air conditioning, a stunning entrance with 22" ceiling & impressive marble wall, a bright & spacious main floor office, a sleek kitchen overlooking the stunning backyard with Poggenpohl cabinetry, high-end appliances + 3 pantries, an inviting family room, private media room (both on the main), custom wine room with chiller, separate formal living & dining areas with floor-to-ceiling windows & a wood burning fireplace, a gorgeous primary bedroom with a spa-inspired ensuite & private balcony, 2 mudrooms, a total of 5 fireplaces and a huge gym with tons of windows overlooking the professionally landscaped backyard, a fully finished basement with built-in bar area, a 2nd family room, 2 large bedrooms and a 2nd laundry area with a dog wash bay. The lower level is completed with an oversized triple garage with custom cabinetry for fantastic storage and heated driveway. Entertain your family and friends with a seamless indoor-outdoor connection that offers a large private yard with a fantastic pool, built-in BBQ area just off the kitchen, wood burning fireplace with gas igniter, two storage areas, an outdoor shower and change room and plenty of room for play space. This property raises the bar for a contemporary family home in a prime inner-core location. Bel-Aire is one of Calgary's most exclusive neighbourhoods, close to The Calgary Golf & Country Club, shops & restaurants. HUGE VALUE FOR THIS EXCEPTIONAL AND ...

4pc Bathroom 7.75 Ft x 8.50 Ft  
 4pc Bathroom 7.67 Ft x 8.50 Ft  
 5pc Bathroom 21.75 Ft x 16.92 Ft  
 Bedroom 14.58 Ft x 17.67 Ft  
 Bedroom 13.83 Ft x 15.00 Ft  
 Exercise room 12.00 Ft x 21.08 Ft

Bedroom 12.17 Ft x 20.83 Ft  
 Laundry room 7.58 Ft x 4.33 Ft  
 Recreational, Games room 16.50 Ft x 26.92 Ft  
 Furnace 15.83 Ft x 16.33 Ft  
 Wine Cellar 5.08 Ft x 14.00 Ft  
 Other 8.00 Ft x 13.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Laundry room 15.42 Ft x 7.50 Ft

Primary Bedroom 16.92 Ft x 16.92 Ft

3pc Bathroom 8.83 Ft x 7.83 Ft

Bedroom 12.42 Ft x 16.58 Ft

2pc Bathroom 6.92 Ft x 5.92 Ft

2pc Bathroom 5.58 Ft x 6.83 Ft

Pantry 5.33 Ft x 15.00 Ft