



# 1403 Beverley Place Calgary Alberta

\$3,099,000

Welcome to the PRESTIGIOUS community of Bel-Aire, known for its spacious lots, tree-lined streets, and stunning luxury homes. This CUSTOM-BUILT MASTERPIECE by renowned architect Michael Shugarman and esteemed builder Hammer Homes is a true one-of-a-kind residence. Situated on a prime over 12,000 sq/ft corner lot in a quiet cul-de-sac, this home offers over 5,800 sq/ft of METICULOUSLY DESIGNED TOTAL LIVING SPACE. Every detail has been thoughtfully crafted with ARCHITECTURAL PRECISION. The HAND-CUT STONEWORK on the front porch, back patio, and fireplace was not only designed but also meticulously drawn and shaped to fit seamlessly together. The CUSTOM-DESIGNED FRONT DOOR and powder room vanity were also architecturally drawn, designed, and handmade to achieve a completely bespoke finish. The bright and airy interior is bathed in natural sunlight, with expansive south-facing windows connecting the indoors to the spacious outdoor patio. The custom kitchen boasts double-stacked granite countertops, stainless steel appliances, and a paneled Sub-Zero fridge, blending seamlessly with the outdoor living space -- perfect for entertaining. The heart of the home is the BREATHTAKING GREAT ROOM -- a stunning space with SOARING OVER 20-FOOT CEILINGS that create a grand sense of scale. TOWERING WINDOWS flood the room with natural light, while custom-built bookcases add warmth and character. A STRIKING FIREPLACE serves as the room's focal point, with hand-cut stonework meticulously designed to complement the space. A HIDDEN STAIRCASE adds a touch of intrigue, blending functionality with sophisticated design. This remarkable room offers an inviting yet luxurious ambiance, perfect for quiet moments of relaxation or entertaining on a grand scale. This serene space is ideal for relaxation and gathering with loved ones. Upstairs, you'll find three spacious bedrooms, each with their own ensu...

3pc Bathroom 10.58 Ft x 7.00 Ft  
4pc Bathroom 10.67 Ft x 7.00 Ft  
5pc Bathroom 13.17 Ft x 13.67 Ft  
Bedroom 14.25 Ft x 11.67 Ft  
Bedroom 16.75 Ft x 16.58 Ft

Other 5.75 Ft x 7.00 Ft  
4pc Bathroom 9.83 Ft x 10.50 Ft  
Other 15.33 Ft x 10.92 Ft  
Bedroom 15.75 Ft x 13.42 Ft  
Recreational, Games room 22.83 Ft x 39.50 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.kboutiquere.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Other	20.92 Ft x 15.75 Ft	Furnace	10.42 Ft x 11.00 Ft
Laundry room	12.83 Ft x 6.75 Ft	Storage	20.08 Ft x 9.00 Ft
Primary Bedroom	21.17 Ft x 13.75 Ft	2pc Bathroom	9.17 Ft x 4.00 Ft
Other	13.67 Ft x 13.67 Ft	Breakfast	15.92 Ft x 11.75 Ft
Other	5.67 Ft x 7.00 Ft		