



# 4248 Britannia Drive Calgary Alberta

\$4,975,000

Discover luxury living in this meticulously renovated, one-owner home, offering 4,452.98 sq. ft. of living space plus an additional 1,687 sq. ft. walk-out basement. Located on one of Calgary's most prestigious streets, this residence boasts a modern open floor plan, flooded with natural light from large windows that frame the beautifully landscaped, south-facing backyard. The property also features a triple-car garage with heating, epoxy flooring, a drain, and a heated driveway for convenience during cooler months. Walking through the front door, you're greeted by a grand entrance leading to expansive living and dining areas, perfect for intimate gatherings or lavish entertaining. The designer kitchen, equipped with high-end Miele and Subzero appliances and a butler's pantry, will delight any chef. A spacious front den and full office space offer versatile options for work and study. Upstairs, the luxurious primary bedroom features west and south-facing windows, a cozy gas fireplace, and a private balcony for serene relaxation. The spa-like ensuite includes a standalone soaker tub, steam shower, dual sinks, and a heated towel rack, while oversized his-and-her closets provide ample storage. Enjoy a coffee bar with a beverage refrigerator, a dishwasher, and a well-equipped laundry room with front-loading machines and plenty of storage. The second junior suite impresses with a bright layout, three-piece ensuite, coffee bar, built-in desk, and dual closets. The fully finished walk-out basement is perfect for entertaining, featuring a large family and media room with a stunning bar, a decorative fireplace, and two generous bedrooms with ensuites that can also serve as a home gym. There is flexibility everywhere for additional customization, including an elevator in the future, if desired. This home also boasts a state-of-the-art Savant home automation system for easy contro...

- Other 7.58 Ft x 6.42 Ft
- Other 17.00 Ft x 10.33 Ft
- Laundry room 9.08 Ft x 5.92 Ft
- Other 4.92 Ft x 2.42 Ft
- Primary Bedroom 19.25 Ft x 17.17 Ft
- Bedroom 19.25 Ft x 18.83 Ft

- Other 9.33 Ft x 5.33 Ft
- Bedroom 12.58 Ft x 10.92 Ft
- Bedroom 16.50 Ft x 13.17 Ft
- 3pc Bathroom 10.42 Ft x 6.33 Ft
- 3pc Bathroom 7.92 Ft x 4.92 Ft
- Kitchen 17.83 Ft x 15.25 Ft

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

Listing Presented By:



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3pc Bathroom 7.92 Ft x 4.92 Ft

5pc Bathroom 17.33 Ft x 11.17 Ft

Family room 22.25 Ft x 18.67 Ft

Other 10.25 Ft x 9.83 Ft

Dining room 17.33 Ft x 13.25 Ft

Living room 21.17 Ft x 19.08 Ft

Foyer 15.08 Ft x 8.92 Ft