



## 4248 Britannia Drive Calgary Alberta

\$4,975,000

Experience luxury living, one-owner home, renovated to perfection, offering an impressive 4,452.98 sq ft of living space, complemented by an additional 1687.sq ft walk out to grade (from the garage) basement. Nestled on one of Calgary's most prestigious streets, this residence features a modern open floor plan that invites an abundance of natural light through large, bright windows, showcasing the beautifully landscaped south-facing backyard. The property also includes a triple-car garage w/ heat, drain and heated driveway ensuring space for your vehicles and storage. As you step inside, the main floor welcomes you with a grand entrance that sets the tone for the elegance that follows. The expansive living and dining areas provide the perfect setting for both intimate gatherings and lavish entertaining. The designer kitchen is a chef's dream featuring Miele and Subzero appliances and complete with a butler's pantry. A well-appointed front den with large front corner windows and another full office space offering versatile options for work and study. Venture upstairs to discover a luxurious primary bedroom, featuring west and south-facing windows, a cozy gas fireplace, and a private balcony that offers a serene retreat. The primary ensuite is a spa-like oasis, complete with a standalone soaker tub, steam shower, dual sinks, and a heated towel rack for ultimate comfort. The oversized his and her closets are a dream come true. Enjoy a coffee bar equipped with a beverage refrigerator and dishwasher, along with a walk-in laundry that includes front-loading washer, dryer, sink and plenty of cabinets and a hanging rod. The second junior suite is equally impressive, featuring a bright layout with a three-piece ensuite, coffee bar, and desk area complete with a beverage refrigerator and large front windows w/ dual closets. The fully finished (walk out) basement is an entertai...

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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RE/MAX Realty Professionals

<http://katherinebennett.ca/>

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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