



## 625 Britannia Drive Calgary Alberta

\$2,950,000

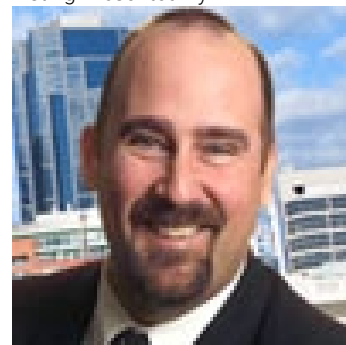
A rare offering on Britannia Drive, this exquisite estate captures the essence of modern luxury with over 4,600 square feet above grade of thoughtfully designed living space. Every element has been curated with precision--from its statement steel entry door to the seamless flow of sun-filled interiors overlooking the south backyard. The main level blends warmth and sophistication through its open design and natural textures. Expansive windows flood the home with light, highlighting brushed cashmere hardwood floors, exposed timber accents, and rich custom millwork. The kitchen is a showpiece in both style and function, featuring professional-grade appliances, Caesarstone countertops, an oversized island, and a butler's pantry with stand-up freezer. The adjoining dining and great room, framed by a gas fireplace, invite effortless entertaining and relaxed everyday living. A well-appointed main-floor office with built-ins provides privacy and focus. The second level is dedicated to rest and retreat. The primary suite features dual walk-in closets, a spa-inspired ensuite with steam shower and freestanding tub, and a private balcony that welcomes morning light. Two additional bedrooms--each with ensuite baths and custom walk-in closets--offer comfort and independence. A bonus room with a gas fireplace opens to a front balcony with downtown views, while an additional flex space adapts perfectly to a home office, playroom, or study nook. The third floor is an adaptable hideaway ideal for guests, teens, or a media lounge, complete with a built-in bar and Murphy bed desk. The fully developed lower level enhances the home's entertaining appeal, offering heated concrete floors, a glass-enclosed wine cellar, a wet bar, and an expansive recreation area. A private living quarters with kitchen, laundry, and full bath provides private accommodation for a nanny, extended family, or gues...

Laundry room 20.92 Ft x 8.92 Ft  
Office 9.25 Ft x 8.83 Ft  
Primary Bedroom 16.92 Ft x 24.92 Ft  
Other 7.83 Ft x 6.33 Ft  
Other 6.42 Ft x 5.50 Ft  
5pc Bathroom 16.83 Ft x 15.00 Ft

Other 5.08 Ft x 4.92 Ft  
3pc Bathroom 9.50 Ft x 4.92 Ft  
Bonus Room 19.50 Ft x 16.92 Ft  
Other 19.75 Ft x 18.42 Ft  
3pc Bathroom 8.75 Ft x 8.08 Ft  
Recreational, Games room 16.83 Ft x 8.67 Ft

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Listing Presented By:



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Bedroom	17.42 Ft x 10.92 Ft	Family room	17.33 Ft x 19.33 Ft
Other	4.17 Ft x 4.00 Ft	Kitchen	9.75 Ft x 7.58 Ft
4pc Bathroom	8.58 Ft x 4.92 Ft	Wine Cellar	9.00 Ft x 8.42 Ft
Bedroom	15.08 Ft x 13.00 Ft		