



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

4308 Coronation Drive SW
Calgary, Alberta

MLS # A2151099



\$4,090,000

Division:	Britannia		
Type:	Residential/House		
Style:	3 Storey		
Size:	6,143 sq.ft.	Age:	2021 (3 yrs old)
Beds:	5	Baths:	7 full / 3 half
Garage:	Alley Access, Concrete Driveway, Driveway, Enclosed, Garage Door Opener,		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscap		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Separate Entrance, Steam Room, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), WaterSense Fixture(s), Wet Bar
Inclusions: Wine preserver unit (in living room), 2 built-in BBQ's, 5 dishwashers, steam oven, cigar humidor

Welcome to this prestigious custom home of true craftsmanship in Britannia, located steps away from the renowned Calgary Golf & Country Club. This dream property offers luxurious living spaces and remarkable amenities. Prepare to be captivated by the ease of lifestyle and unparalleled living experience this property will provide. The grand foyer features two-story ceilings, an opulent chandelier, and ample hidden storage. The impressive staircase with wood detailing beckons exploration across four levels. Convenience is ensured by the spacious elevator connecting the 4-car garage to the fourth-floor entertainment space. This home boasts 5 bedrooms, all with ensuite bathrooms, totaling 10 bathrooms in this home for ultimate comfort and privacy. Spanning over 7,600 square feet, this custom build exudes refined ambiance. The main level showcases an open concept living room and kitchen with white oak flooring and custom cabinetry. A stunning fireplace and built-in cabinetry make the living room perfect for relaxation and gatherings. The gourmet kitchen is a literal chef's dream, equipped with both gas and induction ranges, 3 dishwashers, pot-filler faucet, double ovens, 2 refrigerators, a large island with seating, and a butler's pantry with a food prep area and deep freeze. The built-in Miele espresso/cappuccino machine ensures you can enjoy your own at-home cafe experience whenever you desire. Indulge in the pleasures of wine with the temperature-controlled, on-demand dispenser conveniently located in the living/kitchen area. Entertaining is effortless with a formal dining room that leads you to a secret living room with a fireplace - a cozy hideaway for after dinner relaxation. An informal dining area next to the kitchen offers additional seating options. Large sliding glass doors open to the outdoor living area, complete with a grilling kitchen and wood-burning

fireplace. The backyard oasis includes a paved driveway, green space, and a custom hot tub area with shower, bathroom, and laundry. The second level comprises four bedrooms with ensuites, a laundry room, and ample storage. Included here is the primary suite offering luxurious amenities such as a fireplace, wet bar, and spacious ensuite and closet. Going up to another floor is a space designed for ultimate entertainment - a family room, wet bar, patio, and outdoor kitchen with stunning views of Calgary's downtown skyline. The basement is a haven for fun and recreation as it boasts a full bar, wine cellar with an old-world feel, family room/media area with a fireplace, a built-in golf simulator/viewing bar. Additional features of this level include an oversized garage with parking for six vehicles and a workshop area, storage rooms, guest suite, and two bathrooms. Words can hardly capture the magnificence of this property. Call today to book a private viewing and experience the sheer luxury and elegance of this outstanding home in person.