



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**1020 Bel-Aire Drive SW**  
**Calgary, Alberta**

**MLS # A2152158**



**\$6,300,000**

<b>Division:</b>	Bel-Aire		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	4,306 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Garden, Landscaped, Level, Many Trees, Underground Sp		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Marble, See Remarks, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), See Remarks, Stone, Stucco, Wood Fram	<b>Zoning:</b>	R-C1L
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Golf Simulator screen, golf simulator projector, home theatre projector, home theatre screen		

Welcome home to 1020 Bel-Aire Drive SW. Discover the epitome of luxury living in the prestigious Bel-Aire community. Carefully and meticulously designed by the homeowner alongside the Award Winning interior designer, Paul Lavoie. No detail was spared ranging from the fireplace mantle to the the smallest detail of the door hinges. With 7,899 ft.² of living space, this home offers 6 bedrooms, 5 of them with private ensuites ensuring privacy and comfort for all. Walk-in and let the heated Creme de ma fille marble tile flooring guide you throughout the house to your one of a kind chef's kitchen, the heart of the home. With multiple top of the line appliances, you will never have an issue in creating a mouth watering meal. The 'Main Level' is a blend of elegance and comfort featuring a formal dining room for hosting exquisite dinners. Proceed to your Owner's Retreat with a spa grade ensuite for those relaxing nights. Walk down, the walnut stairs to the 'Lower level' designed for entertainment and hobbies. Practice your golf swing in the simulator room, to letting the music take you away in the soundproof music room. Pick your favourite bottle from the chilled wine cellar and enjoy the evening watching a movie through the theatre style screen and projector. Take the elevator back up to the 'Main Level' to your heated double garage, meticulously designed with hand-laid tile, equipped with 2 car lifts to store your 4 prized vehicles away from the elements. When your family and guests arrive, 4 additional parking spaces in your oversized driveway continue the experience of a luxury getaway to the lush backyard. The mature spruce trees tower over you giving you the feeling of seclusion and privacy. Light up the outdoor fireplace and enjoy the embrace of comfort and luxury intertwined in harmony. This luxury home is perfectly

located, central to all the amenities of your shopping and daily errand needs, not to mention minutes away from the Calgary Golf & Country Club, Glencoe Club and the Downtown Core.