



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

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**4248 Britannia Drive SW**  
**Calgary, Alberta**

**MLS # A2153823**



**\$5,300,000**

<b>Division:</b>	Britannia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,453 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Lawn, Irr		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s)	<b>Water:</b>	Forced Air, Natural Gas, Zoned
<b>Floors:</b>	Ceramic Tile, Concrete, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** Steam Shower/ Primary Ensuite , TV in Main floor Living Room, Napoleon Built in BBQ in Rear Yard and Stainless Steel Built in Cabinets - Including Garbage Drawer, Paper Towel Drawer. Ice Machine in Basement Bar, Dishwasher in basement bar. Under cabinet filtered water in 6 locations: kitchen, butlers pantry, primary bath, primary coffee bar, guest bedroom coffee bar and media room bar. Heated Towel Rack in Primary Bathroom, Stairway art lights x 4, Miele built-in dishwashers in 3 locations: kitchen, Butlers Pantry & Basement Bar. Wolf Microwave/ Convection Built-in Oven (Kitchen), JBC boiler system x 2, Heat Flo Boiler water tank, Furnaces x 3, Humidifier x 3, Grundfos x Water pressure system, WaterBoss Water Softener, Media control tower in Media closet, Safe room, Standup White Freezer in Garage, Bike racks in Garage, Keypad door locks - 4 locations: garage man door, lower level mudroom entry door, main level mudroom door, backyard gate. Motorized window treatments. Savant home automation. Heated driveway.

Experience the pinnacle of luxury living in this stunning one-owner home, meticulously renovated to perfection, offering an impressive 4,452-98 sq ft of above-grade living space, complemented by an additional 1,687-19 sq ft in the 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, ensuring ample 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 area and a full office offer 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 and dryer. 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. The fully finished basement is an entertainer's delight, showcasing a large family and media room with a stunning bar and entertaining area,

as well as a decorative fireplace for cozy evenings at home. Two generous bedrooms, both with ensuites, provide comfort for guests or family members or utilized as a home gym. In addition, the home includes state-of-the-art Savant home automation with full control of lights, music, security, window treatments and temperature control, all easily programmed and managed from your phone or other devices. Enjoy the heated Driveway when cooler seasonal changes occur during the year. Step outside to the expansive rear yard, an entertainer's paradise designed for gatherings and relaxation. Enjoy the heated slab beneath the sunroom, complete with remote screen and a decorative fireplace, large pergola with a built-in BBQ area. This home truly has it all—luxury, comfort, and style—creating an unparalleled lifestyle for the discerning buyer. Schedule your private tour today to experience the grandeur of this exceptional property!