



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

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

**MLS # A2175033**



**\$4,975,000**

<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, Concrete Driveway, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.02 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-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<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:** Epoxy floor & drain /garage, Steam Shower/ Primary Ensuite, TV in Main floor Living Room, Napoleon Built in BBQ in Rear Yard and Stainless Steel Built in Cabinets - Ice Machine in Basement Bar, Dishwasher in basement bar. Under cabinet filtered water / 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 /3 locations, kitchen, Butlers Pantry & Basement Bar. Wolf Microwave/ Convection Built-in Oven (Kitchen), IBC boiler system x2, Heat Flo Boiler water tank, Furnaces x3, Humidifier x3, Grundfos Water pressure system, Waterless Water Softener, Media control tower, Safe, Keypad door locks x4- garage mandoor, lower level mudroom entry door, main level mudroom door, backyard gate, Motorized window treatments, Savant home automation, Heated garage (snow melt) driveway, Heated bathroom floors x4, Irrigation, yard lights, Light Roset Closet (Primary), Speed oven, flooded with natural light from large windows that frame the beautifully landscaped, south-facing backyard. The property also features a triple-car garage with heating, epoxy flooring, a drain, and a heated driveway for convenience during cooler months. Walking through the front door, you're greeted by a grand entrance leading to expansive living and dining areas, perfect for intimate gatherings or lavish entertaining. The designer kitchen, equipped with high-end Miele and Subzero appliances and a butler's pantry, will delight any chef. A spacious front den and full office space offer versatile options for work and study. Upstairs, the luxurious primary bedroom features west and south-facing windows, a cozy gas fireplace, and a private balcony for serene relaxation. The spa-like ensuite includes a standalone soaker tub, steam shower, dual sinks, and a heated towel rack, while oversized his-and-her closets provide ample storage. Enjoy a coffee bar with a beverage refrigerator, a dishwasher, and a well-equipped laundry room with front-loading machines and plenty of storage. The second junior suite impresses with a bright layout, three-piece ensuite, coffee bar, built-in desk, and dual closets. The fully finished walk-out basement is perfect for entertaining, featuring a large family and media room with a stunning bar, a decorative fireplace, and two generous bedrooms with ensuites that can also serve as a home gym. There is flexibility everywhere for additional customization, including an elevator in the future, if desired. This home also boasts a state-of-the-art Savant home automation system for

easy control of lights, music, security, and temperature from the convenience of your phone. The expansive backyard is designed for gatherings and relaxation, featuring an in-floor heated slab beneath the covered patio for year-round use, doors that open from the dining and living areas, an automated privacy screen, and a second patio with a built-in BBQ. This home truly has it all—luxury, comfort, and style—creating an unparalleled lifestyle for discerning buyers. Schedule your private tour today to experience this exceptional property!