



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

**780-933-9938**  
pelchatsold@gmail.com

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

**MLS # A2198727**



**\$4,450,000**

<b>Division:</b>	Britannia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,486 sq.ft.	<b>Age:</b>	2014 (11 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>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lav		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas, Zoned	<b>Water:</b>	
<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, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** TV in main floor living room, Napoleon built in BBQ in rear yard and stainless steel built in cabinets, ice machine in basement bar, and dishwasher in basement bar. Under cabinet filtered water x 6 locations (locations: kitchen, butler's 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 x 3 (locations: kitchen, butler's pantry, and basement bar). Wolf microwave/convection built-in oven (kitchen), IBC boiler system x 2, heat flo boiler water tank, furnace x 3, humidifier x 3, Grundfos water pressure system, Water Boss water softener, media control tower, safe, keypad door locks x 4, garage motorized window treatments, Savant home automation.

Nestled in one of Calgary's most coveted communities, this extraordinary Britannia residence offers nearly 6,000 sq. ft. of masterfully designed living space, where timeless elegance meets modern innovation. Every detail has been meticulously curated to provide an unparalleled living experience, blending sophisticated design with cutting-edge technology. From the moment you step into the grand foyer, you're welcomed by soaring ceilings, impeccable craftsmanship, and an immediate sense of refined luxury. The expansive main level is designed for effortless entertaining, featuring an open-concept living and dining area that flows seamlessly into a gourmet kitchen. Here, professional-grade Miele and SubZero appliances, custom cabinetry, and a striking stone island set the stage for culinary excellence. A fully equipped prep kitchen, complete with an additional refrigerator and freezer, elevates both function and convenience. The main level also features a versatile front entry room offering flexible living space, while a sophisticated private office, accentuated by custom built-ins and oversized windows, creates an inspiring workspace bathed in natural light. Ascending to the upper level, the primary suite redefines luxury. This private sanctuary provides stunning city views from the adjacent balcony, while the spa-inspired ensuite pampers with a deep soaking tub, glass-enclosed steam shower, and a dual vanity with exquisite designer finishes. His-and-her walk-in closets are outfitted with custom shelving, ambient lighting, and a built-in coffee bar, ensuring mornings begin with effortless indulgence. A second bedroom, complete with a private ensuite, generous closet space, and a built-in wet bar, offers the ultimate in comfort for family or guests. The central laundry room, featuring LG appliances, built-in storage, and a folding station, adds an

extra layer of convenience. The fully developed lower level is a masterpiece of leisure and entertainment. A state-of-the-art media area, equipped with integrated surround sound, provides the perfect setting for movie nights, while a sophisticated wet bar, featuring a wine cooler, microwave, and ice machine, invites elegant evenings of entertaining. Two additional bedrooms, one currently configured as a home gym, features large closets and private ensuites. Innovation meets convenience with a Savant home automation system, offering effortless control over lighting, sound, entertainment, security, and window treatments. Lutron motorized curtains and shades replace traditional switches, adding a layer of sophistication and ease. Radiant in-floor heating in the basement and mudroom ensures comfort through the colder months, while an in-ground snowmelt system keeps the driveway safe and clear year-round. Beyond the interior, the private backyard is a beautifully landscaped retreat. The rear porch features a built-in BBQ, while the patio&mdash;equipped with in-floor heating and a privacy screen&mdash;ensures year-round enjoyment.