



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

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

**1129 Dorchester Avenue SW**  
**Calgary, Alberta**

**MLS # A2204223**



**\$4,749,900**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,107 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Garage Door Opener, Heated Garage, See Remarks, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Interior Lot, Landscaped, Private, See Remarks		

<b>Heating:</b>	Combination, High Efficiency, Fireplace(s), Natural Gas, Radiant, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Insulbrick/Asphalt, Metal Siding , Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Elevator, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Smart Home, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** All TV's and electronics - furniture and art NOT included

Be sure to watch the full cinematic home tour of this stunning Maillot Homes custom build! With absolutely striking street appeal, this design exudes a modern industrial aesthetic. This breathtaking custom home, situated in one of Calgary's most prestigious neighbourhoods, offers an elevated blend of luxury, comfort, and contemporary design. The exterior showcases a striking combination of contrasting black panels, brick accents, and jaw-dropping expansive windows. Stepping inside this 6-bedroom, 4.5-bathroom home with over 5700 sq. ft. of beautifully crafted living space, you'll immediately be wowed by the tasteful & extensive details found throughout. Whether it's the stunning modern kitchen with high-end appliances or the glass and open-riser staircase, every corner reveals something remarkable. Exceptional features include: home elevator with direct access to garage, 10' ceilings on the main floor, a quartzite waterfall island, and custom millwork. The spa-like primary ensuite boasts a heated steam shower, heated flooring, a freestanding deep soaker tub, and an oversized walk-in closet with a central island, built-in window bench, and ample custom storage. Exquisite finishes are found throughout, including wide-plank white oak floors, a floor-to-ceiling red brick fireplace, and bespoke steel accents. Additional highlights include a Suncoast powered screen enclosure for seamless indoor-outdoor living, triple-glazed windows, dual furnaces and A/C units, in-floor heating, and smart home technology. The property will be fully landscaped with irrigation and permanent Gemstone LED lighting. This rare offering in Upper Mount Royal is the epitome of modern elegance and refined living. Located on the iconic Dorchester Avenue, this executive luxury home built by Maillot Homes is truly special - unlike anything else on the market. Please refer to the feature

sheet in the supplements for more details about this exceptional property. Book your private showing now!