

1213 Premier Way SW
Calgary, Alberta

MLS # A2262807

\$3,525,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,626 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Front Drive, See Remarks		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Gentle Sloping, Landscaped, Low Maintenance Landscape, Paved		

Heating:	Central, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Elevator, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Lower level Fridge, Outside BBQ, Security Alarm, Drapes in living & dining rooms, black out drapes and or blinds in all bedrooms.

OPEN HOUSE: SATURDAY, 2-4 PM. In nearly new condition, this transitional masterpiece in the heart of Mount Royal presents an amazing opportunity for the savvy buyer seeking a couple of rare and sought-after features: an elevator providing seamless access throughout the house and … for the car enthusiast, generously sized garaging for 4 cars (can be upped to 6 w/ the addition of a lift). The main floor is designed for day-to-day living, informal gatherings, and entertaining larger numbers in an elegant setting. The spaces consist of a generous foyer, private office and centre hall that leads to a 40' wide “great room” with gas fireplace and Nano glass bifold doors to an epic outdoor area with covered patio, wood burning fireplace, built-in BBQ & and much more. The large showstopper island kitchen features the “who’s who” of top of the line appliances (Sub-Zero, Wolf, Miele, etc.). The butler’s pantry leads to the separate dining room. Upstairs hosts a spectacular primary bedroom suite with vaulted ceilings, 6-piece bath, and a private south balcony, plus 2 more spacious ensuite bedrooms & a huge laundry/craft room/art studio (originally planned to be a 4th bedroom w/ ensuite). The lower level showcases a large media room with wet bar that accommodates a grand piano with ease – ideal for evenings of fun. It has heated concrete epoxy flooring and also comprises a gym which can be a (4th or 5th), and 3-piece bath w/ steam shower. Exterior features include a significant driveway (great for guest parking), sandstone & red brick, wood tongue & groove eaves, copper troughs & downspouts, and a “morning terrace”. This property provides easy access to the Glencoe Club, multiple parks, a public library and community tennis courts. Within easy walking distance, the commercial amenities and

services on nearby 14th Street have recently been significantly upgraded, and provides the promise of a "High Street" in the making!