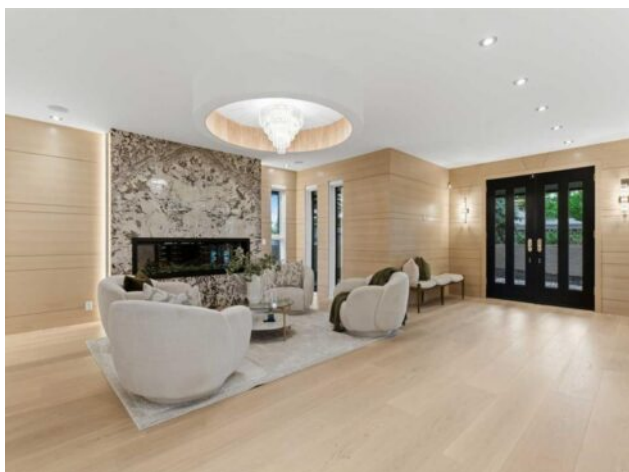


79 Bel-Aire Place SW  
Calgary, Alberta

MLS # A2320270

## \$4,750,000



<b>Division:</b>	Bel-Aire		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,602 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Other, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Open House 14th June 12 Noon to 3Pm. STOP. This is the one. 79 Bel-Aire Place SW. Over 7,000 sq. ft. of renovated luxury in Bel-Aire, one of Calgary's most exclusive and established communities, steps from the Calgary Golf & Country Club and minutes to Glenmore Reservoir, the shops of Britannia, and downtown. And it announces itself before you reach the door. Power gates. Runway-lit driveway. Parking for EIGHT. An oversized double garage with epoxy floors and built-in storage. A private, professionally landscaped, low maintenance lot framed by mature trees. Now step inside, because this foyer doesn't say hello, it makes a statement. Upgraded black and white textured marble. A raised fireplace. A 90-bottle glass wine wall. Behind it, a grand living room with vaulted ceilings and floor-to-ceiling windows pulling in light all day long. The formal dining room soars open to the second level under multiple skylights and designer fixtures that carry through the entire home. Then you walk into the BRAND NEW kitchen. Wolf. Sub-Zero. A built-in coffee machine. Yes, built in (Kitchen comes with heated floor to enjoy cooking in those cold days). Rich hardwood floors. Full-height custom cabinetry. A centre island made for a crowd. And a butler's pantry with its own full-size fridge and wine cooler, because real entertainers know the second fridge is everything. The family room brings a back-lit custom feature wall and garden doors to a private Zen patio, your own quiet escape in the middle of the city. Then you find the library. Floor-to-ceiling stone fireplace. Vaulted ceilings. Your place to unwind, with a book, a drink, or nothing at all. And here's what makes this floor plan rare. The primary suite is on the MAIN floor. A private sitting area. Marble slab fireplace. Garden doors to your own secluded deck wrapped in towering trees. Extensive

built-ins. A walk-in closet that swallows wardrobes whole. Split ensuites. Main floor living without giving up a single ounce of luxury. A second bedroom with its own ensuite, a media/storage room, and a luxury powder room complete the level. Now go upstairs and decide what this floor is going to be. A full wet bar. A sprawling lounge and games space under dramatic ceilings, grand skylights, and oversized windows fitted with power blinds. A room with its own ensuite that works as a bedroom, an office, or a private guest retreat. Host the entire party up here, or keep the whole floor for yourself. The lower level? Gym. Theatre room. Movie nights will NEVER be better than this. A huge flex space, generous storage, cedar clothing closet, safe room, and a full bedroom with its own ensuite. And here's the secret this house has been keeping. EVERY bedroom has its own ensuite. Four bedrooms. Four and a half baths. Zero compromises. Full Home Automation so convenience is not sacrificed. SMART Home with Smart features