

1016 Beverley Boulevard SW  
Calgary, Alberta

MLS # A2207173



## \$5,700,000

<b>Division:</b>	Bel-Aire		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,817 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 3 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Flag Lot, Front Yard, Landscaped, Lawn, Pav		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Fireplace Insert, Fireplace(s), Floor Furnace, Natural Gas, See Remarks, Wood, Zoned	<b>Water:</b>	
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Other, See Remarks, Shingle Siding, Stone, Stucco	<b>Zoning:</b>	R-C1L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	NA		

OPEN HOUSE Saturday, APRIL 25th from 1:00 to:3:00 and Sunday April 26, 3:00 to 5:00

Step into a level of luxury few will ever experience.

Set in the heart of Bel-Aire—surrounded by the iconic

Calgary Golf & Country Club, the serene Glenmore Reservoir, and the sweeping Elbow River Valley—this extraordinary estate redefines what it means to live exceptionally. Crafted by Trojan Custom Homes, this one-of-a-kind architectural statement offers over 8,670 sq. ft. of flawlessly curated living space on an expansive 0.30-acre lot. From the moment you enter, the home makes a statement—soaring ceilings, dramatic walls of glass, and a design that effortlessly blends the natural surroundings with bold, modern elegance. Every space is designed to impress, from the show-stopping wine wall to a refined executive office and a chef’s kitchen that feels more like a private culinary studio, complete with dual oversized islands and top-tier finishes. Open the expansive glass doors and the experience continues outdoors—where a covered lounge with dual fireplaces, custom lighting, and a fully equipped kitchen creates the ultimate setting for unforgettable evenings. The backyard? Nothing short of a private resort. An automated pool, glowing water features, and multiple lounge spaces deliver a level of relaxation and sophistication rarely found. Upstairs, escape to a primary retreat that rivals a five-star hotel—featuring a stunning onyx fireplace, spa-inspired ensuite, private terrace, and a boutique-style dressing room designed to impress. The lower level is built for lifestyle: a full entertainment zone with wet bar, home

theatre, fitness and yoga studio, and a guest suite that ensures every visitor experiences the same level of luxury. With a heated triple garage, snow-melt driveway, irrigation, and full home automation, every