# $2,300,000 - 1020 Premier Way Sw, Calgary

MLS® #A2227812

**$2,300,000**

4 Bedroom, 5.00 Bathroom, 4,136 sqft
Residential on 0.17 Acres

Upper Mount Royal, Calgary, Alberta







Nestled alongside Cartier Park in the prestigious Upper Mount Royal Estate, this remarkable property offers over 5000+ sq.ft of meticulously crafted living space (over 4000 sq.ft above grade â€" compare the price per sq ft!). Constructed in 2011 and thoughtfully updated in 2023/24, this expansive family residence exudes sophistication and modern luxury. The recent renovations have seamlessly integrated new hardwood flooring throughout the main level and a new upgraded kitchen boasting top-of-the-line Sub Zero, Wolf & Miele appliances, dovetail drawers, upgraded sinks, faucets and more... With 4 bedrooms located on the upper level, complemented by 3 full baths & 2 half baths, this home provides ample space for comfortable living. The lower level impresses with its high ceilings, in-floor heating, and versatile layout, featuring a media room and a flex room designed to accommodate various recreational activities, such as a golf simulator/home theatre or gym (current use). Bathed in natural light, the residence offers a warm and inviting ambiance throughout. Convenience is paramount, with an attached 3-car heated garage and a spacious front driveway capable of accommodating 4/5 additional vehicles. Upon entering, guests are welcomed into a grand foyer adorned with soaring 29ft ceilings and elegant harlequin diamond pattern flooring. A generously sized main floor office provides a tranquil space for work or study. Entertainment and relaxation

areas abound on the main level, including a large family room, living room, and formal dining room, each exuding timeless charm. French doors lead to the impeccably designed primary bedroom retreat, featuring a custom-built walk-in closet and a luxurious 5-piece en-suite complete with floor-to-ceiling tile, dual sinks, a jetted soaker tub, and a walk-in dual shower with rainfall showerhead. The upper level hosts three additional well-appointed bedrooms, each boasting custom-built closets and access to modern amenities such as an spacious full bath including a steam shower. There is a bright sitting area, and upper-level laundry facilities with a sink and storage. Enjoy the ample extra storage in the 800 sq ft of crawl space. Outside, the property offers a low-maintenance yard with a hot tub/swim spa (2024), irrigation system, expansive deck, and a newly installed custom 4-season shed currently utilized as an additional home office that features, heat, a/c full electrical and ready for business! Other notable upgrades include A/C, new water softener, new security cameras, Control 4 home automation for lights, blinds, sound, security, & more, ensuring utmost comfort and convenience for the discerning homeowner. Thereâ€™s even a 5 hole putting green.

Built in 2011

## Essential Information

| MLS® # | A2227812 |
|---|---|
| Price | $2,300,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 4,136 |
| Acres | 0.17 |
| Year Built | 2011 |

| | |
|---|---|
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 1020 Premier Way Sw |
| Subdivision | Upper Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 1L5 |

## Amenities

| | |
|---|---|
| Parking Spaces | 6 |
| Parking | Tandem, Triple Garage Attached |
| # of Garages | 3 |

## Interior

| | |
|---|---|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances | Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Landscaped, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Brick, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | June 6th, 2025 |
| Days on Market | 13 |
| Zoning | R-CG |

## Listing Details

Listing Office       RE/MAX Realty Professionals