

# \$5,800,000 - 1016 Beverley Boulevard Sw, Calgary

MLS® #A2207173

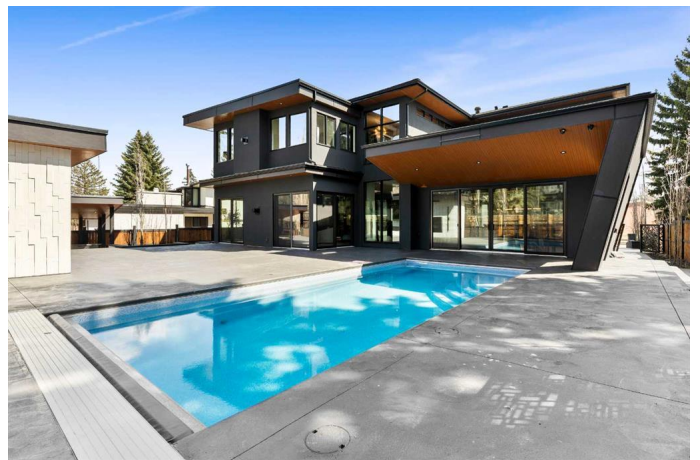
**\$5,800,000**

4 Bedroom, 7.00 Bathroom, 5,817 sqft

Residential on 0.28 Acres

Bel-Aire, Calgary, Alberta

Discover unparalleled luxury in one of Calgary's most prestigious communities. This architectural masterpiece by Trojan Custom Homes sets a new standard of sophistication, spanning over 8,670 sq. ft. of meticulously designed living space on a sprawling 0.30-acre estate lot. Nestled among the exclusive Calgary Golf & Country Club, Glenmore Reservoir, and the breathtaking Elbow River Valley, every detail has been thoughtfully curated to offer the pinnacle of modern elegance. From the moment you enter the grand foyer, you're greeted by soaring ceilings, expansive walls of glass, and a seamless connection between nature and contemporary design. The main floor boasts a striking wine wall that commands attention, an executive office that exudes professionalism, and a world-class chef's kitchen, complete with dual oversized islands, custom cabinetry, and top-tier appliances. Expansive glass doors blur the lines between indoors and outdoors, leading to a stunning covered entertainment lounge, complete with dual fireplaces, bespoke lighting, and a fully equipped outdoor kitchen—perfect for hosting guests or simply enjoying the view. The resort-inspired backyard is a private oasis, featuring an automated pool, an illuminated water wall, and multiple lounging areas designed for ultimate relaxation or sophisticated entertaining. Upstairs, the private primary suite is a true retreat, with a custom onyx fireplace, a spa-inspired ensuite, a private enclosed



terrace, and a boutique-style dressing room. The lower level is no less impressive, offering a wet bar, family lounge, home theatre, fitness and yoga studio, and a guest suite, ensuring comfort and convenience at every turn. Additional luxuries include a heated triple garage, snow-melt driveway, automated irrigation, and an advanced suite of home automation systems. A true architectural icon of Bel-Aire, this residence blends privacy, innovation, and timeless elegance—surpassing every expectation and defining the essence of luxury living in Calgary.

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207173    |
| Price          | \$5,800,000 |
| Bedrooms       | 4           |
| Bathrooms      | 7.00        |
| Full Baths     | 4           |
| Half Baths     | 3           |
| Square Footage | 5,817       |
| Acres          | 0.28        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1016 Beverley Boulevard Sw |
| Subdivision | Bel-Aire                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | t2v2c5                     |

Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 12      |
| Parking        | Carport |
| # of Garages   | 6       |

### Interior

|                   |                                                                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Jetted Tub                                                                 |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Oven, Microwave, Refrigerator, See Remarks, Washer, Washer/Dryer, Built-In Electric Range, Oven-Built-In, Double Oven, Gas Stove, Other, Water Conditioner, Water Purifier, Wine Refrigerator |
| Heating           | Boiler, High Efficiency, In Floor, Fireplace(s), Floor Furnace, Natural Gas, Fireplace Insert, See Remarks, Wood, Zoned                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                         |
| # of Fireplaces   | 5                                                                                                                                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                         |
| Basement          | Full                                                                                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Barbecue, Courtyard                                                                                 |
| Lot Description   | Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Paved, Private, See Remarks, Flag Lot |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Composite Siding, Concrete, Other, Stone, Stucco, Shingle Siding, See Remarks                       |
| Foundation        | Poured Concrete                                                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 222              |
| Zoning         | R-C1L            |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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