

# \$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 – 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 Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Gas Range
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	10
Zoning	R-CG

**Listing Details**

Listing Office                RE/MAX Realty Professionals

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