

\$2,098,000 - 1429 Premier Way Sw, Calgary

MLS® #A2101544

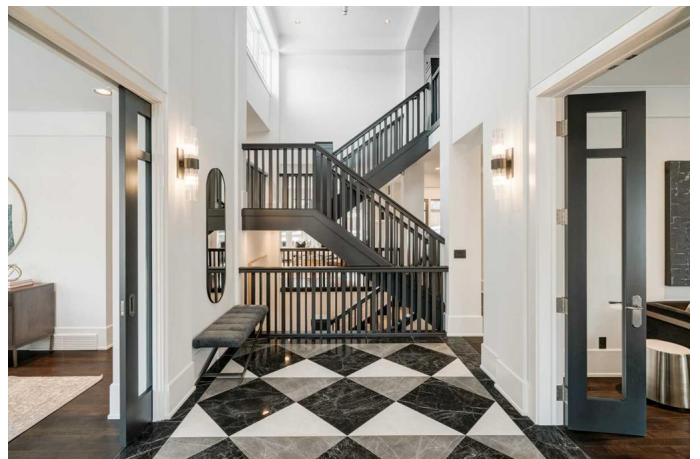
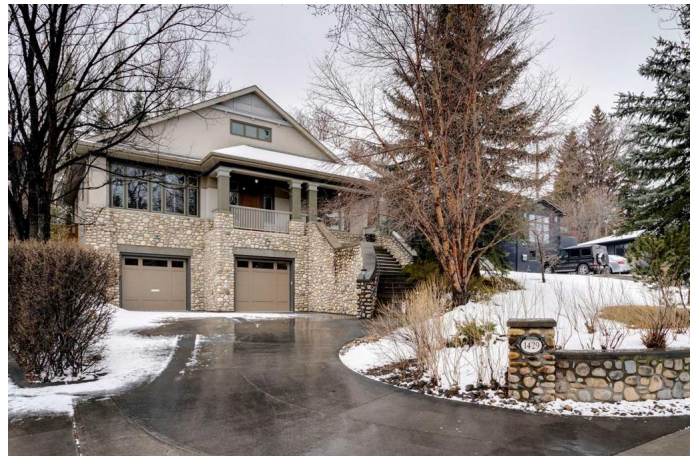
\$2,098,000

4 Bedroom, 4.00 Bathroom, 2,618 sqft

Residential on 0.18 Acres

Upper Mount Royal, Calgary, Alberta

EXCEPTIONALLY Well-Built Custom Home in fabulous UPPER MOUNT ROYAL offering over 4100 sq.' of total developed living space with 4 Bedrooms. Discreet set back on this EXTRA DEEP (141'±) property allows for privacy & treed views. Matchless curb appeal of this handsome home is attained & accented by the natural River Rock, all hand selected. Design by Marvin DeJong showcases a dramatic 19' Foyer & gorgeous floating Stairway. Excellent workmanship features Solid Core Doors, High Ceilings, Site Finished Hardwood, substantial Cove Moldings+ High Baseboards. STUNNING reimagining by Paul Lavoie Interior Design has created a current vibe for today's modern family. OPEN FLOW floor plan presents superb symmetry with the foyer-flanking formal Dining Room & outstanding Office/Den. Easy of flow continues through to the Open Kitchen, Informal Eating Area & the light filled Great Room. Cozy up by your crackling WOOD BURNING Fireplace with its surrounding custom Built-Ins. Views to the SOUTH, PRIVATE yard captured by the WALL of WINDOWS. Conveniently located on this MAIN level is the lovely PRIMARY BEDROOM with separate Tub & Steam Shower + own deck access. Elegant powder room completes this floor. Upstairs offers 2 more very generously- sized Bedrooms plus a Full Bath. Wonderful, fully developed, Lower Level delivers High Ceilings + IN-FLOOR HEAT along with an expansive Rec Room & Games



area including pool table & newer Home Theatre system. In addition, there is a spacious Guest Bedroom, Full Bath, Gym area, Laundry & Mudroom. OVERSIZED, ATTACHED GARAGE (a rarity in this neighborhood) with acrylic flooring & IN-FLOOR HEAT + own storage room! Yard is fully fenced, low maintenance With Built In BBQ + Wood Burning Fireplace. Your own Inner City Oasis yet literally minutes to Downtown + an easy WALK to highly rated Schools, Restaurants, Parks, Pathways + the Glencoe Club. Don't wait to view this Beautiful Home!

Built in 1999

Essential Information

MLS® #	A2101544
Price	\$2,098,000
Sold Price	\$1,935,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,618
Acres	0.18
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1429 Premier Way Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1M1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Outdoor Grill
Lot Description	Back Lane, Low Maintenance Landscape, Irregular Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 20th, 2024
Date Sold	March 24th, 2024
Days on Market	64
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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