

\$4,290,000 - 4324 Britannia Drive Sw, Calgary

MLS® #A2106374

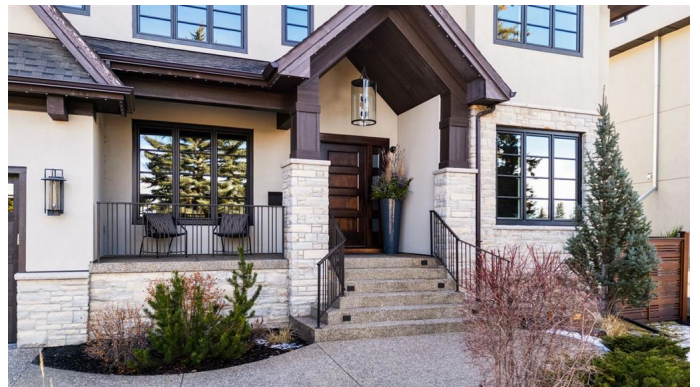
\$4,290,000

5 Bedroom, 6.00 Bathroom, 4,597 sqft

Residential on 0.23 Acres

Britannia, Calgary, Alberta

Nestled along Britannia's most coveted street, this architectural gem, crafted by the esteemed McKinley Masters and designed by Paul Lavoie, seamlessly merges sophisticated design with functionality and warmth. Spanning an impressive 6,700 square feet of living space on a 74'x130' .23-acre lot, this extraordinary residence boasts 5 bedrooms and sets a new standard of excellence. At first sight, the natural stone exterior and freshly painted facade captivate. Upon stepping inside, the allure of site-finished quarter-sawn white oak hardwood bathed in natural light welcomes. Luxurious details abound, from custom millwork to walnut cabinetry and built-ins, complemented by solid wood doors, granite, quartz and amber countertops, high-end fixtures, designer lighting and a fully integrated lighting and sound system. These elements, along with meticulously chosen wall and window treatments, elevate the already stunning aesthetic with an extra touch of opulence. The kitchen, designed for both daily living and grand entertaining, is a culinary enthusiast's dream. Equipped with top-of-the-line Wolf and Sub-Zero appliances, including a built-in espresso machine, it ensures unparalleled quality and performance. The sleek design of the waterfall granite island makes this space as visually pleasing as it is functional. A year-round heated patio adjacent to the kitchen seamlessly extends the living area, inviting you to embrace the outdoors. Connected to the kitchen is a well-appointed



walk-through butler's pantry, effortlessly linking to a formal dining room. The focal point of the home is the captivating living room, adorned with a glamorous black mirrored ceiling outlined by silver leaf paper and a gas fireplace surrounded by Roberto Cavalli tile. A home office/library on the main floor, complete with a fireplace surrounded by the same natural stone as the exterior, caters to those seeking a serene work-from-home experience or a space to unwind. Upstairs, the primary suite offers an oasis of luxury and comfort, featuring a spacious bedroom with walnut built-ins, an en-suite bathroom, and a generous walk-in closet. The secondary bedrooms are equally impressive, each with a walk-in closet. A bonus room or potential additional bedroom provides additional flexible living space. The in-floor heated basement serves as a true haven for family entertainment, boasting a home theatre, games room, gym, and wine room. Additionally, a bedroom with an en-suite bathroom completes the lower level, making it perfect for guests. For added convenience during the cold winter months, an attached double garage with room for a lift provides the luxury of indoor parking. Outdoor living features abound with mature trees, manicured hard and soft landscaping, a screened-in porch with a fireplace, and full irrigation. Close to Britannia shopping, Glencoe Club, Calgary Golf and Country Club, schools, parks, river pathways, and only 5 minutes from downtown, this home is truly one of a kind. Don't Miss It!

Built in 2012

Essential Information

MLS® #	A2106374
Price	\$4,290,000

Sold Price	\$4,250,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,597
Acres	0.23
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4324 Britannia Drive Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1J5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Oversized

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Den, Gas, Great Room, Outside
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Barbecue, Private Yard
Lot Description Back Yard, Gazebo, Front Yard, Landscaped, See Remarks
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 1st, 2024
Date Sold March 8th, 2024
Days on Market 7
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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