

\$3,499,000 - 1122 Valois Avenue Sw, Calgary

MLS® #A2128745

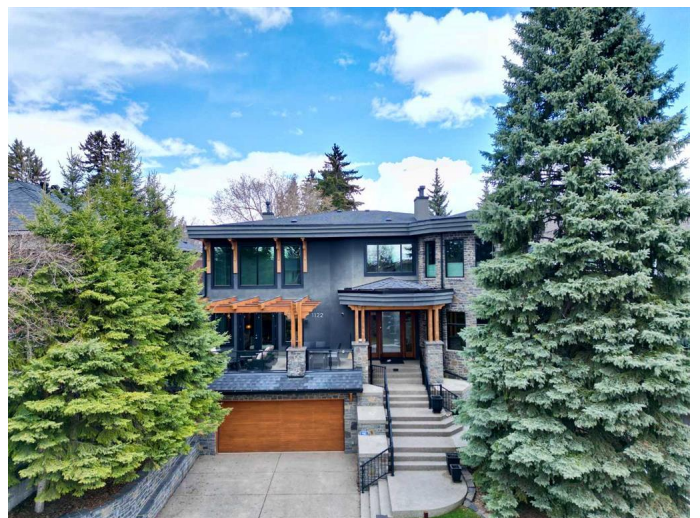
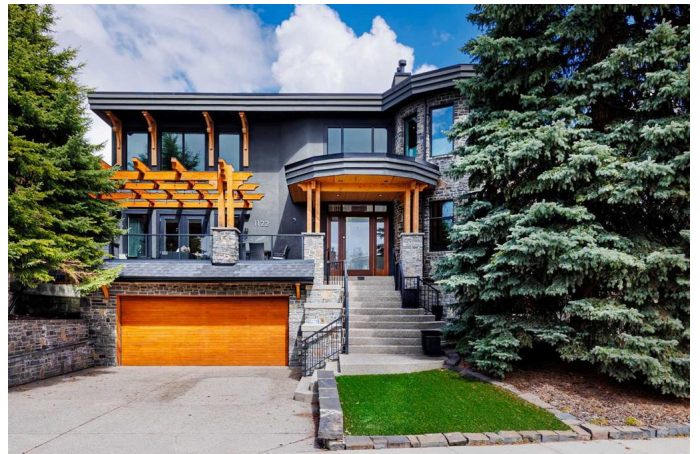
\$3,499,000

5 Bedroom, 5.00 Bathroom, 4,205 sqft

Residential on 0.15 Acres

Upper Mount Royal, Calgary, Alberta

Welcome to this magnificent custom built Maillot home boasting over 6400 sqft of luxurious living space, this executive residence is located on a quiet street in the prestigious community of Upper Mount Royal. As you step into the foyer, your eyes are drawn to the grandeur of the space, highlighted by soaring vaulted ceilings and gorgeous natural light flooding the main living spaces. To your right, an incredible office awaits, nestled off the front entrance, offering curved windows that provide panoramic views of the front yard and surroundings. A fireplace, adorned with a wooden mantle and stone surround, adds warmth and sophistication to the ambiance. The kitchen is a culinary enthusiast's dream, featuring an expansive island with a gas range stove and a sleek range hood. Top-of-the-line stainless steel appliances stand ready to assist in your culinary endeavours, while ample cabinetry space ensures organization and functionality. A seamless transition leads to the butler's pantry, complete with a secondary sink and glassware cabinetry, offering convenience for entertaining. Another entrance to the sprawling deck beckons, inviting you to enjoy alfresco dining and relaxation. The adjacent dining room, open to the back deck and butler's pantry, sets the stage for memorable gatherings and culinary delights. An inviting eating nook, nestled off the kitchen and open to the living room, offers a cozy space to enjoy casual meals and unwind. The living room, adorned with high ceilings and another



fireplace boasting floor-to-ceiling windows overlooking the front deck, adorned with a gorgeous pergola and expansive seating area, inviting natural light to flood the space and offering stunning views. Ascending to the upper level, you'll discover two well-appointed bedrooms, each boasting a luxurious 4-piece ensuite for ultimate comfort and convenience. The upper-level laundry room, complete with a sink and cabinetry, is functional and convenient. The primary suite is a sanctuary unto itself, featuring a private seating area with curved panoramic windows that mirror those in the main floor office. A vaulted ceiling and yet another fireplace create an atmosphere of tranquility, while the 5-piece ensuite offers a dual vanity, private WC, and a soaking tub for indulgent relaxation. Custom built-ins in the walk-in closet provide organization and style. Descending to the lower level, you'll find a haven for recreation and relaxation. A fitness room awaits, offering space for workouts and wellness pursuits. Access to the triple car garage ensures convenience. The full-scale bar, complete with a breakfast bar seating area, sets the stage for entertaining, while the temperature-controlled wine room adds a touch of sophistication. Ample cabinetry provides storage, while two spacious bedrooms, accompanied by a 4-piece bathroom and secondary laundry space, offer comfort and privacy for guests or family members. In every detail, this home epitomizes luxury, comfort, and style!

Built in 2013

Essential Information

MLS® #	A2128745
Price	\$3,499,000
Sold Price	\$3,450,000
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,205
Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1122 Valois Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1L3

Amenities

Parking Spaces	3
Parking	Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Garage Control(s), Garburator, Gas Cooktop, Range Hood, Window Coverings
Heating	In Floor, Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, City Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2024
Date Sold	July 31st, 2024
Days on Market	80
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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