

\$4,899,000 - 4208 Britannia Drive Sw, Calgary

MLS® #A2138009

\$4,899,000

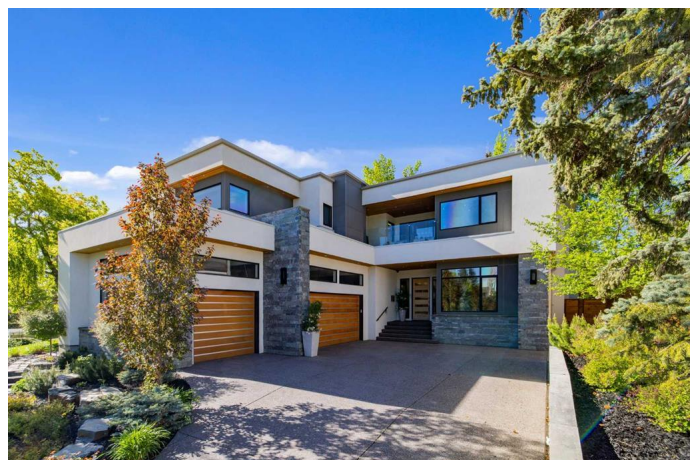
4 Bedroom, 5.00 Bathroom, 4,217 sqft

Residential on 0.32 Acres

Britannia, Calgary, Alberta

You have arrived! This epic home is located on one of the largest lots on Britannia Drive. Contemporary construction, private south facing backyard oasis and city views, this home is extraordinary. One of the finest homes in the inner city, this 6100 sq ft property successfully merged modern design with functional living. You and your guests will immediately fall in love with this masterpiece featuring a huge front foyer offering majestic 21' ceilings! The great room is wrapped in a wall of windows offering west and south facing light. The gas fireplace is highlighted with custom white oak and Porcelanosa Hegal Aesthetica panels and the 4 panel bi-parting doors offer access to your outdoor living room.

The kitchen features high gloss custom cabinetry in silver elm for a clean modern look, quartz counter tops and high-end appliances. The large island and custom-built table are perfect for entertaining or casual dining and windows over the sink and cabinets flood the space with natural light. The dining room opens to an outdoor eating area and is not to be out done with custom panelled detail on the ceiling and built-in floating cabinets to match the ceiling details. The main floor is completed with an office with a wall of built-ins and wrapped windows, a large mudroom and stylish powder room. The glass staircase leads you the spectacular second floor complete with primary suite, family room, laundry room and two secondary bedrooms with ensuites. The primary bedroom has a



massive south facing window, a 31" gas fireplace with steam shower, make up desk and custom closet. The media room give you a wonderful place to relax beside the second-floor balcony created to enjoy the magnificent city views. The basement offers a temperature-controlled wine room, full bar and gym space with 8 mm rubber flooring and sliding glass doors. The basement family room features a fireplace with imported 24"X48" oversized porcelain tile, built in cabinetry and floating shelves. A three-car garage with in-floor heat and room for lifts provides everything you would ever want or need in an inner-city home. With over \$300,000.00 in recent upgrades this home is in immaculate condition and ready to be yours.

Built in 2014

Essential Information

MLS® #	A2138009
Price	\$4,899,000
Sold Price	\$4,800,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,217
Acres	0.32
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4208 Britannia Drive Sw
Subdivision	Britannia
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2S 1J3

Amenities

Parking Spaces	5
Parking	Additional Parking, Concrete Driveway, Front Drive, Heated Garage, Insulated, On Street, Oversized, See Remarks, Triple Garage Attached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Microwave, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Yard Lights, Private, Treed
Roof	Flat Torch Membrane, Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 16th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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