

# \$5,999,900 - 1016 Beverley Boulevard Sw, Calgary

MLS® #A2207173

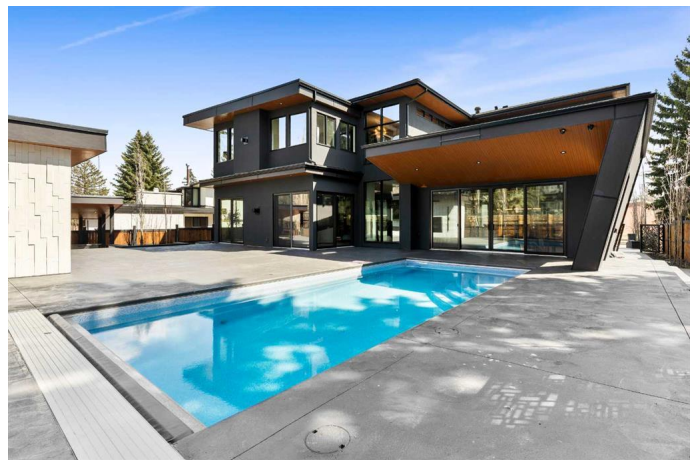
**\$5,999,900**

4 Bedroom, 7.00 Bathroom, 5,817 sqft

Residential on 0.28 Acres

Bel-Aire, Calgary, Alberta

A Masterpiece of Modern Luxury in Prestigious Bel-Aire, Welcome to a rare architectural achievement in Calgary's most exclusive enclave—Bel-Aire. Meticulously crafted by the esteemed Trojan Custom Homes, this one-of-a-kind estate seamlessly blends modern design, natural elements, and exceptional craftsmanship to create an unparalleled living experience. Set on a beautifully manicured 0.30-acre lot, this residence is surrounded by the Calgary Golf & Country Club, Glenmore Reservoir, and the Elbow River Valley—offering both privacy and prestige. With over 8,670 sq. ft. of exquisitely designed living space, the home features 4 bedrooms, 7 bathrooms, and an array of extraordinary indoor and outdoor living areas. A grand foyer with soaring ceilings, dramatic stone feature wall, custom lighting, and expansive walls of glass sets the tone for the home's sophisticated, light-filled interior. The main level flows effortlessly through formal and informal gathering spaces, anchored by an executive office and a striking central wine wall that adds both form and function. At the heart of the home lies a stunning chef's kitchen featuring dual oversized islands, custom cabinetry, and top-of-the-line appliances. Multiple sliding glass doors extend the living space outdoors to a covered patio lounge—complete with a stone feature wall, dual 6-foot fireplaces, a sliding black glass TV mount, and designer lighting. The outdoor kitchen, equipped with leathered granite



countertops, a Napoleon grill, custom cabinetry, and sink, creates a seamless transition into a private backyard oasis. The resort-style backyard is a showstopper, with a fully automated swimming pool, cascading multi-lit water wall, and lush landscaping. Multiple lounging zones, striking architectural accents, and ambient lighting evoke the atmosphere of a luxury retreat. Upstairs, the primary suite is a private sanctuary featuring a custom onyx fireplace, enclosed terrace, spa-inspired ensuite, and an elegant, bespoke dressing room. Two additional bedrooms with ensuite baths and an open-concept loft lounge complete the upper level. The lower level is a fully realized entertainment haven, offering a custom wet bar, expansive family lounge, state-of-the-art home theatre, private gym, and a serene yoga studio. A guest suite with private bath, additional powder rooms, and a precision-engineered mechanical room round out this level. Additional highlights include a heated triple-car garage with epoxy floors and glass overhead doors, full snow-melt driveway, automated irrigation system, and countless luxury upgrades throughout. Every inch of this home reflects attention to detail and a commitment to timeless, modern luxury. This is more than a home—it's an experience. A rare opportunity to own one of Calgary's most impressive residences in the heart of Bel-Aire.

Built in 2023

**Essential Information**

MLS® #	A2207173
Price	\$5,999,900
Bedrooms	4
Bathrooms	7.00
Full Baths	4
Half Baths	3

Square Footage	5,817
Acres	0.28
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1016 Beverley Boulevard Sw
Subdivision	Bel-Aire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2v2c5

### Amenities

Parking Spaces	12
Parking	Carport
# of Garages	6

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Refrigerator, See Remarks, Washer, Washer/Dryer, Built-In Electric Range, Double Oven, Gas Oven, Other, Water Conditioner, Water Purifier, Wine Refrigerator
Heating	High Efficiency, Fireplace(s), Natural Gas, Boiler, Floor Furnace, Fireplace Insert, In Floor, See Remarks, Wood, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Barbecue, Courtyard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private, See Remarks, City Lot, Flag Lot, Few Trees, Paved
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Stucco, Other, Shingle Siding, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	126
Zoning	R-C1L

### **Listing Details**

Listing Office	RE/MAX First
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