



780-978-7122
sukhu@grassrootsrealtygroup.ca

1016 Beverley Boulevard SW
Calgary, Alberta

MLS # A2207173



\$5,999,900

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|-------------|---|------------|-------|
| Heating: | Boiler, High Efficiency, In Floor, Fireplace Insert, Fireplace(s), Floor Furnace, Natural Gas, See Remarks, Wood, Zoned | Water: | |
| Floors: | Carpet, Ceramic Tile, Hardwood, See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding, Concrete, Other, See Remarks, Shingle Siding, Stone, Stucco | Zoning: | R-C1L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, 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 | | |
| Inclusions: | NA | | |

A Modern Masterpiece in Prestigious Bel-Aire An extraordinary opportunity to own one of Calgary’s most iconic homes, located in the exclusive enclave of Bel-Aire. This custom-built estate by Trojan Custom Homes offers over 8,670 sq. ft. of luxurious living space on a meticulously landscaped 0.30-acre lot, surrounded by the Calgary Golf & Country Club, Glenmore Reservoir, and Elbow River Valley. Designed with a seamless blend of modern architecture and natural elements, the home features 4 bedrooms, 7 bathrooms, a dramatic grand foyer, and expansive walls of glass that flood the interior with natural light. The main level is anchored by a striking central wine wall, executive office, and a chef’s kitchen with dual islands, custom cabinetry, and top-tier appliances. Multiple sliding glass doors open to a covered outdoor lounge with fireplaces, designer lighting, and an outdoor kitchen—ideal for entertaining. The resort-style backyard includes a fully automated pool, cascading water wall, and multiple lounging zones. Upstairs, the primary suite is a private retreat with a custom onyx fireplace, spa-inspired en-suite, enclosed terrace, and stunning dressing room. The lower level features a wet bar, family lounge, home theatre, gym, yoga studio, and guest suite. Additional highlights: heated triple-car garage, snow-melt driveway, automated irrigation, and countless luxury upgrades throughout. A rare, architecturally significant residence offering the ultimate in privacy, sophistication, and modern living—this is more than a home, it’s a lifestyle.