

**1131 Dorchester Avenue SW  
Calgary, Alberta**

**MLS # A2159735**



**\$3,300,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,678 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Heated Garage, Quad or More Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Garden, Landscaped, Private		

**Heating:** Forced Air

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Skylight(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Inclusions:** NA

**OPEN HOUSE: SATURDAY AUGUST 24 2-4PM.** Discover unparalleled luxury in the heart of Mount Royal with this stunning home, offering over 4,400 sq. ft. of elegant living space across three meticulously designed levels. Situated on a peaceful, low-traffic street with no bus route, this property promises both serenity and convenience. The main floor exudes sophistication with an inviting office, formal living and dining rooms, and a chef's dream kitchen featuring a central island and cozy eating nook. Adjacent to the kitchen, the spacious family room opens to a sun-drenched south-facing deck and lush yard, perfect for entertaining and relaxation. Ascend to the upper level, where rich hardwood floors lead to a private master retreat, complete with a luxurious lounge and south-facing balcony. Two additional expansive bedrooms, each with their own en-suite bathrooms, and a convenient laundry room complete this level, offering comfort and privacy for the whole family. The lower level is designed for leisure and entertainment, featuring a rec/TV room, wet bar, wine room, an additional bedroom, and a full bath. The attached four-car heated garage and heated driveway are rare inner-city amenities that add to the home's allure. Every detail of this home is crafted to perfection, with extensive millwork and built-ins, an outdoor kitchen and fireplace, hot tub, and a serene waterfall. Indulge in the spa-like master suite with a steam shower and unwind by one of the three indoor fireplaces. Modern conveniences abound with A/C, water filtration, underground sprinklers, and central vacuum. This prime location offers the ultimate urban lifestyle, with easy access to top-tier schools, gourmet restaurants, boutique shopping, picturesque parks, and the prestigious Glencoe Club. Experience the epitome of luxurious living in Mount Royal!