

**1415 Beverley Place SW**  
**Calgary, Alberta**

**MLS # A2162937**



**\$5,375,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Bel-Aire  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 4,365 sq.ft.  | <b>Age:</b>   | 2015 (9 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 6 full / 1 half  |
| <b>Garage:</b>   | Additional Parking, Quad or More Attached                               |               |                  |
| <b>Lot Size:</b> | 0.29 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Lan |               |                  |

|                    |  |                   |       |
|--------------------|--|-------------------|-------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas, Zoned         | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Hardwood, Tile                                   | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Walk-Out To Grade | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                        | <b>Zoning:</b>    | R-C1L |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -     |

**Features:** Bar, Bidet, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, Elevator, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** Car lift x2 in Garage, 9 T.v's and mounts, Double Chilled wine dispenser with Argon gas, 2nd stacked washer and dryer in basement, Outdoor Pergola and lights, all planters, Outdoor Pizza oven, Basketball hoop in Gym, Hand Blown Bocci light in front foyer- at the original time of build - this was the largest private residential installation in the world, Lutron lighting system, Outdoor hot tub including equipment and cover. Heated concrete patio, front stairs, driveway and garage.. wolf 6 burner range includes double grill insert. Kitchen includes 2 sinks and 2 garburators. Built in steam oven, Butlers pantry includes sink. Main floor bar includes sink and dishwasher. Bar refrigerator. Basement bar includes dishwasher, sink and full size refrigerator. security cameras, security video doorbell. Garage includes wall slats for storage, h/c taps, stainless steel countertop. Rear yard built in secure Storage shed. Keypad door lock on 1 basement door. Outdoor Hot tub, Pool, Radiant heaters (outdoor).  
Discover this stunning modern walkout home, beautifully situated in a tranquil cul-de-sac within the prestigious Bel-Aire neighborhood. As you enter the elegant foyer, you'll be greeted by one of the largest residential installations of Bocci lighting in the world, complemented by over 40 sq ft open to below, offering a striking view of the South facing rear yard. This exceptional residence spans over 4365. 18 sqft + 2522.65 sqft in basement and features a front home office with a side patio, a formal living room with sliding patio doors leading to a heated patio, an expansive pool, pergola, separate fire pit, pizza oven, and hot tub area, all perfect for year-round enjoyment. The elegant kitchen is a chef's dream, featuring a stainless steel double oven, Wolf gas range with a built-in grill, two dishwashers, two sinks, and an oversized double door refrigerator/freezer. Enjoy a large island with seating for six, ample space for a large dining table, beautiful chandeliers, and patio doors that open to the exterior. The kitchen also includes a Butler's pantry with a sink and abundant storage. A few steps up, you'll find a stunning entertaining bar area equipped with a 375 bottle wine refrigerator and wine dispenser's, along with a front patio and a convenient two-piece bathroom—an entertainer's dream with two mounted TVs! As you ascend to the upper floor, you'll discover a magnificent primary corner bedroom with beautiful windows overlooking the rear yard. This suite features a luxurious six-piece en suite, his-and-her closets, dual sinks, a steam shower, and a free-standing soaking tub. The upper level also includes a well-appointed large laundry room with a stacked washer and dryer, plus plenty of counter space and cabinetry for storage. Bedrooms two and three both offer their own en suites, adding to the home's appeal. Heading down to the basement, you will find a

spacious recreation area with 10 ft ceilings, a decorative wet bar, and a large mudroom with separate door to the front driveway and a door leading to a 4-car garage + 2 car lifts and ample built-in cabinets. This level also features a fourth bedroom, four-piece bathroom, and a large gym, complete with a basketball court with a 23 ft ceiling and a television protected by glass for safety during sports activities. Additional highlights include a second entrance to the garage, a second laundry room, and a second walk-out side door to the front yard or rear yard, featuring dedicated storage, a large bench, and cabinets, including an additional three-piece bathroom. The oversized south rear yard is private, backing onto a pathway surrounded by trees for ultimate privacy. Enjoy a separate hot tub, an in-ground pool for year-round use, and a heated patio. Relax under your pergola with a gas fire pit, which includes Bluetooth lighting, built-in pizza oven, and BBQ area. This remarkable property blends modern luxury with functionality. Near Reservoir pathways, schools, shops and more! Book to view today!