

\$3,700,000 - 1105 Premier Way Sw, Calgary

MLS® #A2220452

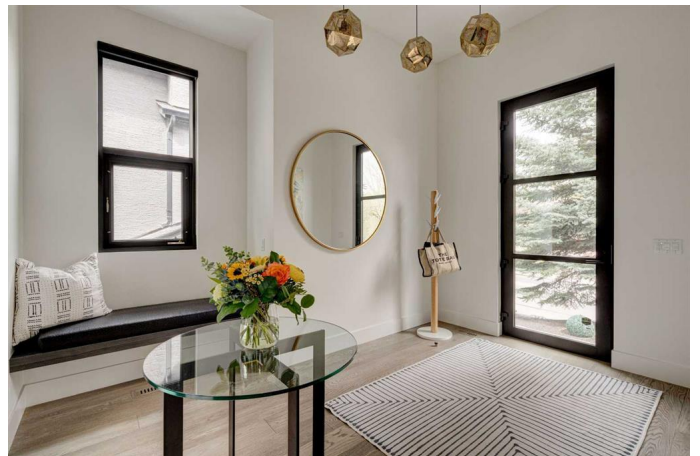
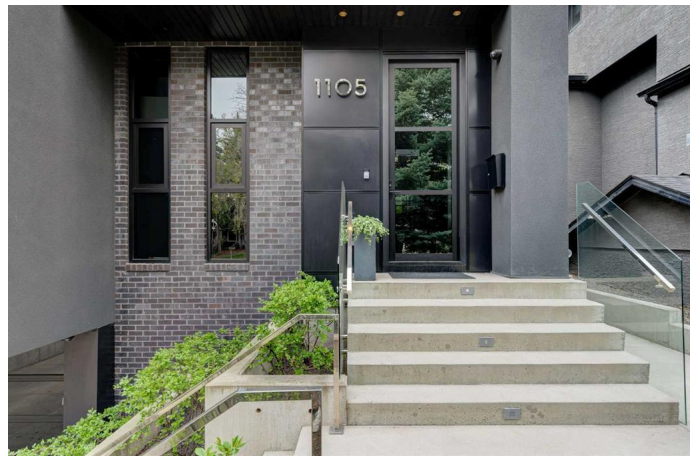
\$3,700,000

4 Bedroom, 5.00 Bathroom, 3,587 sqft

Residential on 0.16 Acres

Upper Mount Royal, Calgary, Alberta

Over 5,000 sq ft of impeccably designed bespoke living space, seamlessly blending modern luxury, everyday comfort, and inspired indoor-outdoor living. From its sun-drenched, south-facing backyard to the meticulous craftsmanship throughout, this home offers a truly extraordinary retreat in one of Calgary's most sought-after communities. The open-concept main floor is a stunning showcase of layered textures and top-tier materials. At the heart of the home is a stunning 17-foot marble island, anchoring a chef's kitchen outfitted with Sub Zero & Wolf appliances, dual dishwashers, beverage fridge, a rear prep area, and dual pantries, designed to effortlessly handle both daily living and grand-scale entertaining. The formal dining area stuns with a full-height wine wall and glass curtain wall, while the sunlit family room, invites relaxation with views of the beautifully landscaped yard. A custom breakfast nook offers easy access to a covered outdoor kitchen, perfect for al fresco dining. For those working from home, a private office/library opens onto a tranquil courtyard, complete with a cozy fire feature and automated StruXure pergola for year-round enjoyment. Upstairs, ascend via the striking floating staircase or private elevator to a central gallery hallway enhanced with steel beams and curated lighting. The primary suite is a haven, with soft textures and refined details, a spa-inspired ensuite featuring heated quartz tile floors, a Kohler touch-panel steam



shower, and freestanding tub. A boutique-style walk-in closet, illuminated by skylights and outfitted with a built-in beverage fridge, delivers a high-end boutique experience. Two additional bedrooms with private ensuites, plus a well-appointed laundry room, complete the upper level. The lower level is designed for elevated living and entertaining, with a custom media room projector and pull down screen, Sub Zero-equipped wet bar with dishwasher, and a unique glass wall which overlooks a flex space, ideal as a 4-car garage showroom, home gym, or current children's playroom. A fourth bedroom and full bathroom round out this level. Outdoors, enjoy professionally designed grounds featuring concrete planters, multiple patios, and sun-drenched lounging spaces. The heated garage comfortably accommodates three vehicles, with the flexibility for a fourth. Additional highlights include Control4 home automation, commercial-grade glass, in-floor heating throughout, and an extensive list of premium upgrades. This home represents a rare opportunity, showcasing architectural excellence, meticulous design, and exceptional quality and provides features that would be extraordinarily costly to replicate in today's market.

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2220452 |
| Price | \$3,700,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,587 |
| Acres | 0.16 |
| Year Built | 2013 |

| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 1105 Premier Way Sw |
| Subdivision | Upper Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 1L7 |

Amenities

| | |
|----------------|-----------------------|
| Parking Spaces | 4 |
| Parking | Quad or More Attached |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Bookcases, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Steam Room, Storage, Sump Pump(s), Wet Bar, Wired for Data, Smart Home |
| Appliances | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Washer, Water Softener, Window Coverings, Wine Refrigerator, Built-In Refrigerator, Built-In Freezer, Induction Cooktop |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Courtyard, Lighting, Private Yard, Gas Grill |
| Lot Description | Back Lane, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot, Secluded, Underground Sprinklers |
| Roof | Asphalt Shingle, Flat |

| | |
|--------------|---|
| Construction | Brick, Composite Siding, Concrete, Metal Siding, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 9 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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