# \$5,895,000 - 1118 Premier Way Sw, Calgary

MLS® #A2221136

### \$5,895,000

5 Bedroom, 6.00 Bathroom, 5,098 sqft Residential on 0.21 Acres

Upper Mount Royal, Calgary, Alberta

Award-Winning Estate in Mount Royal | Fully Furnished | 7,600+ sq ft of Unmatched Luxury Welcome to one of Mount Royal's most iconic propertiesâ€"a fully furnished, award-winning estate home situated on an ultra-private, estate-sized lot in Calgary's most sought-after community. Spanning over 7,600 sq ft of exquisitely developed living space, this residence offers the ultimate blend of family functionality and elevated entertaining.

From the moment you step inside, you're greeted by a dramatic grand staircase set beneath an expansive skylight, flooding the entry with natural light and setting the stage for the architectural elegance found throughout. Every space is a masterclass in luxury, designed by renowned interior designer Paul Lavoie and awarded Western Living's Best Home of the Year in 2022.

The main floor is crafted for connection and celebration, with open yet defined living spaces, a butler's pantry, and showcase wine walls that make the formal dining area truly unforgettable. A gourmet kitchen anchors the heart of the home, flowing effortlessly into warm gathering spaces, all styled to perfection.

With 5 spacious bedroomsâ€"each with its own ensuiteâ€"there's room for family and guests alike. The 800 sq ft primary suite is a private sanctuary, featuring a walk-in closet that would make designer brands envious, a spa-caliber ensuite, and tranquil views that







redefine luxury living.

Downstairs, the walkout basement is a destination in itself: enjoy a sleek entertaining bar, media room, and a boutique hotel-style gym that rivals any private club. With four fireplaces throughout, comfort is always close by.

Step outside to experience four spectacular outdoor living areas, each uniquely designed to elevate everyday momentsâ€"from private lounging to unforgettable soirées under the stars. An oversized triple attached garage completes the home with both form and function.

Every inch of this property reflects intentional design, premium materials, and timeless sophistication. This is turn-key, move-in ready estate living at its finestâ€"right in the heart of Calgary's most prestigious neighborhood. This is more than a homeâ€"it's a lifestyle. Welcome to luxury living in Mount Royal.

#### Built in 2014

#### **Essential Information**

MLS® # A2221136 Price \$5,895,000

Bedrooms 5

Bathrooms 6.00

Full Baths 4
Half Baths 2

Square Footage 5,098

Acres 0.21

Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

## **Community Information**

Address 1118 Premier Way Sw

Subdivision Upper Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2T 1L6

#### **Amenities**

Parking Spaces 3

Parking Heated Garage, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Closet Organizers, Stone

Counters, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Skylight(s),

Storage, Tankless Hot Water, Wet Bar

Appliances Central Air Conditioner, Garage Control(s), Microwave, Tankless Water

Heater, Window Coverings, Water Softener

Heating Forced Air, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 4

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Built-in Barbecue, Barbecue, Courtyard, BBQ gas line, Fire Pit, Garden,

Lighting, Outdoor Kitchen, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape,

Landscaped, Private, Rectangular Lot, Underground Sprinklers, Yard

Lights

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 16th, 2025

Days on Market 169
Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Realty Professionals

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