

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

MLS® #A2220452

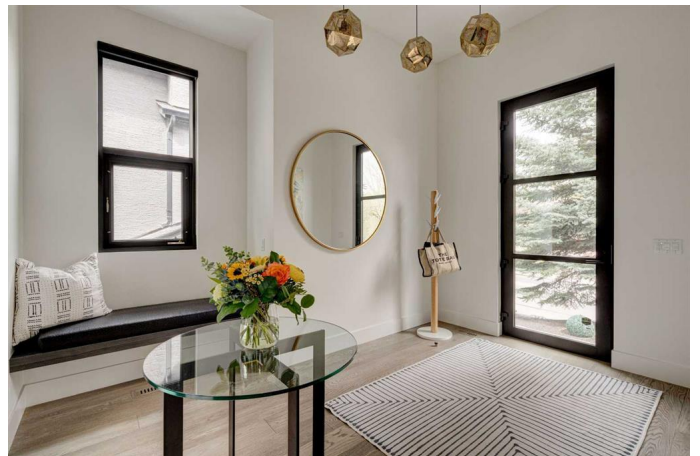
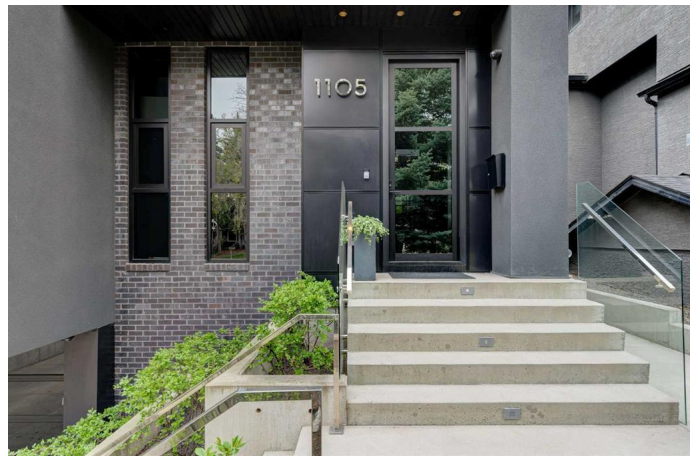
**\$3,700,000**

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, 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	Bookcases, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Wet Bar, Bar, Elevator, Smart Home, Skylight(s), Steam Room, Wired for Data
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Water Softener, Window Coverings, Wine Refrigerator, Built-In Refrigerator, Built-In Freezer, Garburator, 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	Gas Grill, Lighting, Private Yard, Courtyard
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot, Underground Sprinklers, Secluded
Roof	Asphalt Shingle, Flat
Construction	Brick, Composite Siding, Concrete, Stucco, Metal Siding

Foundation                Poured Concrete

### **Additional Information**

Date Listed                May 14th, 2025

Days on Market        1

Zoning                    R-CG

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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