

**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 |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Skylight(s), Walk-In Closet(s) |                   |      |

**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!