# \$3,099,000 - 1403 Beverley Place Sw, Calgary

MLS® #A2217754

## \$3,099,000

4 Bedroom, 5.00 Bathroom, 4,038 sqft Residential on 0.29 Acres

Bel-Aire, Calgary, Alberta

Welcome to the PRESTIGIOUS community of Bel-Aire, known for its spacious lots, tree-lined streets, and stunning luxury homes. This CUSTOM-BUILT MASTERPIECE by renowned architect Michael Shugarman and esteemed builder Hammer Homes is a true one-of-a-kind residence.

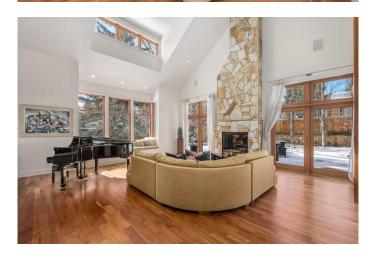
Situated on a prime over 12,000 sq/ft corner lot in a quiet cul-de-sac, this home offers over 5,800 sq/ft of METICULOUSLY DESIGNED TOTAL LIVING SPACE. Every detail has been thoughtfully crafted with ARCHITECTURAL PRECISION. The HAND-CUT STONEWORK on the front porch, back patio, and fireplace was not only designed but also meticulously drawn and shaped to fit seamlessly together. The CUSTOM-DESIGNED FRONT DOOR and powder room vanity were also architecturally drawn, designed, and handmade to achieve a completely bespoke finish.

The bright and airy interior is bathed in natural sunlight, with expansive south-facing windows connecting the indoors to the spacious outdoor patio. The custom kitchen boasts double-stacked granite countertops, stainless steel appliances, and a paneled Sub-Zero fridge, blending seamlessly with the outdoor living space â€" perfect for entertaining.

The heart of the home is the BREATHTAKING GREAT ROOM â€" a stunning space with







SOARING OVER 20-FOOT CEILINGS that create a grand sense of scale. TOWERING WINDOWS flood the room with natural light, while custom-built bookcases add warmth and character. A STRIKING FIREPLACE serves as the room's focal point, with hand-cut stonework meticulously designed to complement the space. A HIDDEN STAIRCASE adds a touch of intrigue, blending functionality with sophisticated design. This remarkable room offers an inviting yet luxurious ambiance, perfect for quiet moments of relaxation or entertaining on a grand scale. This serene space is ideal for relaxation and gathering with loved ones.

Upstairs, you'II find three spacious bedrooms, each with their own ensuite and walk-in closet. The primary suite features a SPA-INSPIRED ENSUITE, a MASSIVE WALK-IN CLOSET, and access to the south-facing windows. Thoughtful touches can be found throughout the bedrooms, like a custom window bench, built-in office space, and Swarovski crystal-accented wallpaper elevate the design.

The upper floor also includes a versatile area ideal as an office, family room, or reading nook. The upstairs laundry room is bright and cozy due to the light from the corner windows. The fully developed basement features 10' ceilings, a guest bedroom with ensuite, and an open layout ready to suit your lifestyle.

This EXCEPTIONAL HOME blends
TIMELESS DESIGN with IMPECCABLE
CRAFTSMANSHIP â€" a rare opportunity in
one of Calgary's most sought-after
communities. Don't miss out on this
extraordinary property.

Built in 2008

#### **Essential Information**

MLS® # A2217754 Price \$3,099,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 4,038 Acres 0.29 Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 1403 Beverley Place Sw

Subdivision Bel-Aire
City Calgary
County Calgary
Province Alberta
Postal Code T2V 2C7

**Amenities** 

Parking Spaces 8

Parking Additional Parking, Double Garage Attached, Driveway, Heated Garage,

Insulated, Oversized

# of Garages 2

Interior

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum,

Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s),

Wired for Sound

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage

Control(s), Microwave, Oven, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Lighting, Private Yard

Lot Description Back Lane, Corner Lot, Cul-De-Sac, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Cedar, Stone, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 93

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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