



\$ 2,950,000.00

## 1432 PREMIER WAY SW CALGARY

<https://paulbrinton.com>

Live in elegance; in this Upper Mount Royal masterpiece. A premium example of modern living, fit for a family or the Gatsby of our time. Built in 2010, this concrete and steel beam home features six bedrooms, eight bathrooms, two full offices, and over 5200 developed square feet of thoughtfully...

- 6 beds
- 8 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1146898

**Type:** Detached

**Bedrooms:** 6

**Baths Half:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-25 11:04:14

**Bathrooms:** 8

**Bedrooms Above Grade:** 5

**Date added:** 09/27/21

**Two Piece Bath:** 2

**Lot size:** 9472 sq ft

**Year built:** 2008

**Parking:** Driveway, Garage Faces Rear, Heated Garage, Triple Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 3

**Fireplace Features:** Gas, Mixed

**Exterior Features:** Garden

**District:** CAL Zone CC

**Inclusions:** Home automation system and components including 5 bell boxes, 11 TVs, and media room components

**Total Parking:** 6

**Flooring:** Hardwood, Tile

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar



**Lot Features:** Back Lane,Lawn,Low Maintenance Landscape,Landscaped,Many Trees,Underground Sprinklers

**Heating Type:** In Floor,Forced Air

**Roof Type:** Concrete

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 10

**Suite:** No

**Frontage Metres:** 77.30M 253`7"

**Living Area SF:** 3546.10

**Structure Type:** House

**Restrictions:** Restrictive Covenant-Building Design/Size

**Levels:** Two

**Zoning:** R-C1

**List Price Square Foot:** \$ 831.90

**Photo Count:** 26

**Construction Materials:** Concrete,Metal Frame,Stone

**Foundation:** Poured Concrete

**Appliances:** Convection Oven,Dishwasher,Double Oven,Dryer,Garage Control(s),Garburator,Gas Cooktop,Instant Hot Water,Refrigerator,Window Coverings,Wine Refrigerator

**Subdivision Name:** Upper Mount Royal

**Lot Size Acres:** 0.22

