

**59 Bel-Aire Place SW  
Calgary, Alberta**

**MLS # A2079171**



**\$3,300,000**

<b>Division:</b>	Bel-Aire		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,420 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Triangular Lot, Backs on to Park/Green Space, Cul-De-Sac, Front		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	R-C1L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Double Vanity, French Door, High Ceilings, Jetted Tub, Natural Woodwork, Sauna, Skylight(s), Soaking Tub, Storage, Tile Counters, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

**\*\*PRICE REDUCTION\*\*** Experience the epitome of luxury living in this exceptional Bel-Aire estate, a true one-of-a-kind gem nestled in the prestigious executive neighborhood. This residence is a rare find, boasting a prized 1/4-acre lot with breathtaking views of the Glenmore Reservoir & Dam, the majestic mountains, and the serene Elbow River. This home offers an unbeatable location just a stone's throw away from the Calgary Golf & Country Club. From the moment you set foot on the meticulously manicured front yard and step onto the inviting front porch, you'll be captivated by the splendid curb appeal. As you enter, a grand boutique-style open space welcomes you, featuring vaulted curved ceilings that create an elegant ambiance that is perfect for entertaining. The dining room is generously proportioned, ideal for hosting the grandest of gatherings, and an abundance of natural light fills every corner of the main floor, thanks to the large floor-to-ceiling windows. A formal living room, anchored by a Rundle stone surround wood-burning fireplace, provides a cozy retreat with easy access to the grass-level back deck. The home is intelligently designed and divided into three sections, all accessible and catering to various needs. The north wing offers three bedrooms and two baths, with the primary bedroom boasting a luxurious ensuite, a spacious walk-in closet, and a private deck. The south wing houses the living area, an efficient kitchen, laundry facilities, and an upstairs office or potential fourth bedroom, flooded with natural light. The lower level adds to the allure with an exercise and recreation room, a wine room, a fourth bath, a sauna, and ample storage space. As you step into the serene backyard, you'll be transported to a private sanctuary that belies its inner-city location. The expansive yard offers multiple functional spaces, perfect for outdoor gatherings,

and gardening enthusiasts will appreciate the gardening opportunities. This home embodies grand luxury and opulence, yet it exudes a welcoming charm that is anything but pretentious. It is ready for you to transform it into your forever home. Moreover, its convenient proximity to the Glenmore Reservoir, Chinook Mall, Britannia Plaza, Calgary's extensive paved pathway system, and more make it an exceptionally located property.