

# \$4,250,000 - 1014 Dorchester Avenue Sw, Calgary

MLS® #A2214096

**\$4,250,000**

5 Bedroom, 6.00 Bathroom, 5,489 sqft

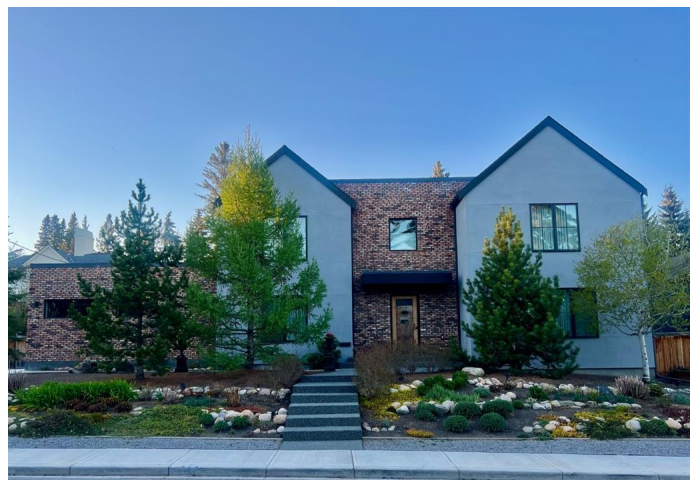
Residential on 0.27 Acres

Upper Mount Royal, Calgary, Alberta

Welcome to this exceptional estate home in the prestigious inner-city community of Upper Mount Royal. Built in 2018, this executive two-storey residence is situated on an impressive 11,000 sq.ft. lot and showcases a beautifully landscaped, south-facing garden, a low-maintenance fenced yard with a private putting green, and an attached three-car garage.

Thoughtfully designed for both family living and upscale entertaining, the home features over 7,700 sq.ft. of living space. The entryway, with its custom front door, opens to formal living and dining rooms, a spacious eat-in kitchen with walk-in pantry, and a charming screened-in sunroom. The main floor also includes a spacious family room, a dedicated office, a powder room, a custom mudroom with built-ins and a large walk-in closet, and a convenient secondary staircase. Upstairs, the expansive primary suite is accompanied by three additional bedrooms, each with its own ensuite, a generous laundry room, and a versatile open playroom.

The fully developed lower level offers a large recreation area with wet bar and beverage fridge, a fifth bedroom, a luxurious bathroom with steam shower, and three walk-in storage rooms. The show-stopping feature is the indoor gymnasium with soaring 12-foot ceilings, a basketball court, and a climbing wall.



Luxury finishes and thoughtful details are found throughout, including top-of-the-line Miele and Sub-Zero appliances (six fridges!), two gas fireplaces, and custom built-ins in nearly every room. This extraordinary home is within walking distance to the shops and restaurants of 17th Avenue and 4th Street, and is located in the catchment area for Calgary's top public schools.

Built in 2018

### Essential Information

MLS® #	A2214096
Price	\$4,250,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,489
Acres	0.27
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1014 Dorchester Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1A9

### Amenities

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached, Front Drive, Garage Faces Side

# of Garages 3

## Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Bookcases, Smart Home

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, European Washer/Dryer Combination, Garage Control(s), Induction Cooktop, Range Hood, Washer/Dryer Stacked, Water Softener, Window Coverings, Built-In Refrigerator, Built-In Freezer, Water Purifier, Wine Refrigerator

Heating Central, In Floor, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Kitchen, Master Bedroom

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Garden, Lighting, Private Yard

Lot Description Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Underground Sprinklers

Roof Rubber

Construction Brick, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 7th, 2025

Days on Market 2

Zoning DC

## Listing Details

Listing Office CIR Realty

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