

# \$6,500,000 - 1118 Premier Way Sw, Calgary

MLS® #A2221136

**\$6,500,000**

5 Bedroom, 6.00 Bathroom, 5,098 sqft

Residential on 0.21 Acres

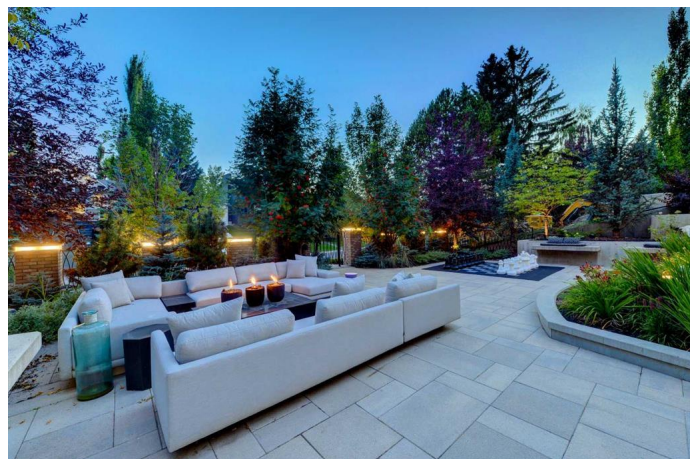
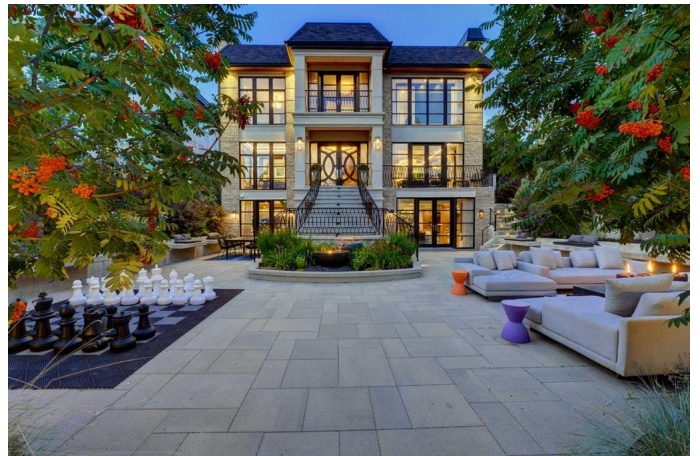
Upper Mount Royal, Calgary, Alberta

Award-Winning Estate in Mount Royal | Fully Furnished | 7,600+ sq ft of Unmatched Luxury  
Welcome to one of Mount Royal's most iconic properties—a fully furnished, award-winning estate home situated on an ultra-private, estate-sized lot in Calgary's most sought-after community. Spanning over 7,600 sq ft of exquisitely developed living space, this residence offers the ultimate blend of family functionality and elevated entertaining.

From the moment you step inside, you're greeted by a dramatic grand staircase set beneath an expansive skylight, flooding the entry with natural light and setting the stage for the architectural elegance found throughout. Every space is a masterclass in luxury, designed by renowned interior designer Paul Lavoie and awarded Western Living's Best Home of the Year in 2022.

The main floor is crafted for connection and celebration, with open yet defined living spaces, a butler's pantry, and showcase wine walls that make the formal dining area truly unforgettable. A gourmet kitchen anchors the heart of the home, flowing effortlessly into warm gathering spaces, all styled to perfection.

With 5 spacious bedrooms—each with its own ensuite—there's room for family and guests alike. The 800 sq ft primary suite is a private sanctuary, featuring a walk-in closet that would make designer brands envious, a spa-caliber ensuite, and tranquil views that



redefine luxury living.  
Downstairs, the walkout basement is a destination in itself: enjoy a sleek entertaining bar, media room, and a boutique hotel-style gym that rivals any private club. With four fireplaces throughout, comfort is always close by.

Step outside to experience four spectacular outdoor living areas, each uniquely designed to elevate everyday moments—from private lounging to unforgettable soirées under the stars. An oversized triple attached garage completes the home with both form and function.

Every inch of this property reflects intentional design, premium materials, and timeless sophistication. This is turn-key, move-in ready estate living at its finest—right in the heart of Calgary’s most prestigious neighborhood. This is more than a home—it’s a lifestyle. Welcome to luxury living in Mount Royal.

Built in 2014

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221136    |
| Price          | \$6,500,000 |
| Bedrooms       | 5           |
| Bathrooms      | 6.00        |
| Full Baths     | 4           |
| Half Baths     | 2           |
| Square Footage | 5,098       |
| Acres          | 0.21        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|         |                     |
|---------|---------------------|
| Address | 1118 Premier Way Sw |
|---------|---------------------|

|             |                   |
|-------------|-------------------|
| Subdivision | Upper Mount Royal |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1L6           |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 3                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

### **Interior**

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Stone Counters, Storage, Tankless Hot Water, Bar, Sauna, Wet Bar |
| Appliances        | Central Air Conditioner, Garage Control(s), Microwave, Tankless Water Heater, Water Softener, Window Coverings                                                                                                                               |
| Heating           | Forced Air, In Floor                                                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                          |
| # of Fireplaces   | 4                                                                                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                                          |
| Basement          | Full, Walk-Out                                                                                                                                                                                                                               |

### **Exterior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Fire Pit, Lighting, Private Yard, Built-in Barbecue, Barbecue, Garden, Outdoor Kitchen                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Underground Sprinklers, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                                        |
| Construction      | Stone, Wood Frame, Stucco                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 145            |
| Zoning         | R-CG           |

**Listing Details**

Listing Office                RE/MAX Realty Professionals

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