ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170

robert@grassrootsrealtygroup.ca

1108 Bellevue Avenue SE Calgary, Alberta

MLS # A2215458



\$3,199,900

Division:	Ramsay				
Type:	Residential/House				
Style:	3 (or more) Storey				
Size:	3,090 sq.ft.	Age:	2006 (19 yrs old)		
Beds:	3	Baths:	4 full / 1 half		
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, H				
Lot Size:	0.11 Acre				
Lot Feat:	Back Yard, Garden, Landscaped, Low Maintenance Landscape, Private, R				

Heating:	Boiler, In Floor, Forced Air, Natural Gas, Wood, Zoned	Water:	-
Floors:	Carpet, Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Air conditioning - central, dryer - electric(2), built-in oven, dishwasher(2), gas cooktop, window coverings, washing machine (2), wine fridge (3), fridge

This custom-built luxury infill home channels the warmth and structure of a Tuscan villa, offering over 4,800 sq ft of beautifully designed living space across four levels. Located in vibrant, inner-city Ramsay, this beautifully designed estate-style home provides walkable access to parks, river pathways, the Stampede Grounds, and downtown Calgary. From the front, cast iron stairs lead to the full width porch and elegantly functional alcove entrance with a secure entrance gate and sheltered front entrance. The open-concept main floor features a chef's kitchen with premium appliances, a large island, welcoming breakfast nook and built-in pantry, flowing effortlessly into a generous dining area with unbeatable city views. Stepping down, the mezzanine-level living room centers around a wood-burning fireplace with an unforgettable bronze hood, and opens to a spacious heated deck with adjustable louvres. The entire top floor is dedicated to the primary suite, complete with a private balcony, 5 pc ensuite (with steam shower and heated bench), walk-in closet, 2-sided fireplace plus private reading nook and dedicated office space, not to mention the stunning panoramic city vistas. On the lower level, two additional private bedrooms each include their own ensuite bathrooms. The fully developed walkout basement is an entertainer's dream, boasting a fully equipped wet bar, gated wine cellar and tasting room, and spacious recreation area that opens directly to the terraced courtyard. Outside, the private Villa inspired stone garden, features interlocking stonework, an elegant garden arch, wood-burning fireplace, outdoor kitchen, and a handcrafted pizza oven—designed for memorable evenings and exceptional hosting. Additional features include two laundry areas, two wood-burning fireplaces, and a custom home gym with available

