

# \$4,450,000 - 4248 Britannia Drive Sw, Calgary

MLS® #A2198727

**\$4,450,000**

4 Bedroom, 5.00 Bathroom, 4,486 sqft

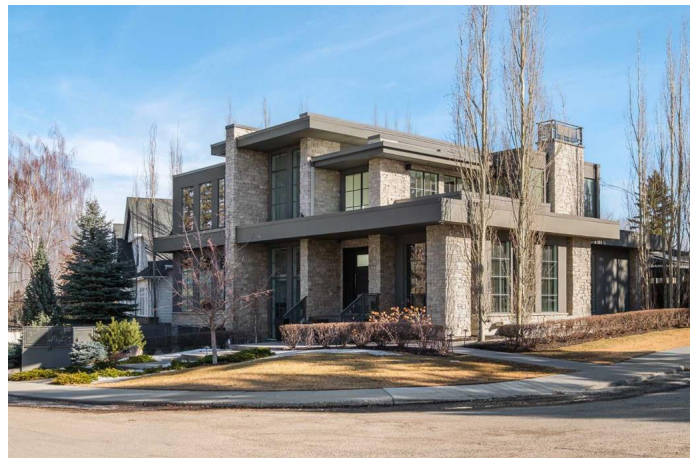
Residential on 0.20 Acres

Britannia, Calgary, Alberta

Nestled in one of Calgary's most coveted communities, this extraordinary Britannia residence offers nearly 6,000 sq. ft. of masterfully designed living space, where timeless elegance meets modern innovation. Every detail has been meticulously curated to provide an unparalleled living experience, blending sophisticated design with cutting-edge technology.

From the moment you step into the grand foyer, you're welcomed by soaring ceilings, impeccable craftsmanship, and an immediate sense of refined luxury. The expansive main level is designed for effortless entertaining, featuring an open-concept living and dining area that flows seamlessly into a gourmet kitchen. Here, professional-grade Miele and SubZero appliances, custom cabinetry, and a striking stone island set the stage for culinary excellence. A fully equipped prep kitchen, complete with an additional refrigerator and freezer, elevates both function and convenience. The main level also features a versatile front entry room offering flexible living space, while a sophisticated private office, accentuated by custom built-ins and oversized windows, creates an inspiring workspace bathed in natural light.

Ascending to the upper level, the primary suite redefines luxury. This private sanctuary provides stunning city views from the adjacent balcony, while the spa-inspired ensuite pampers with a deep soaking tub,



glass-enclosed steam shower, and a dual vanity with exquisite designer finishes. His-and-her walk-in closets are outfitted with custom shelving, ambient lighting, and a built-in coffee bar, ensuring mornings begin with effortless indulgence.

A second bedroom, complete with a private ensuite, generous closet space, and a built-in wet bar, offers the ultimate in comfort for family or guests. The central laundry room, featuring LG appliances, built-in storage, and a folding station, adds an extra layer of convenience.

The fully developed lower level is a masterpiece of leisure and entertainment. A state-of-the-art media area, equipped with integrated surround sound, provides the perfect setting for movie nights, while a sophisticated wet bar, featuring a wine cooler, microwave, and ice machine, invites elegant evenings of entertaining. Two additional bedrooms, one currently configured as a home gym, features large closets and private ensuites.

Innovation meets convenience with a Savant home automation system, offering effortless control over lighting, sound, entertainment, security, and window treatments. Lutron motorized curtains and shades replace traditional switches, adding a layer of sophistication and ease. Radiant in-floor heating in the basement and mudroom ensures comfort through the colder months, while an in-ground snowmelt system keeps the driveway safe and clear year-round.

Beyond the interior, the private backyard is a beautifully landscaped retreat. The rear porch features a built-in BBQ, while the patioâ€”equipped with in-floor heating and a privacy screenâ€”ensures year-round enjoyment.

Built in 2014

## Essential Information

MLS® #	A2198727
Price	\$4,450,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,486
Acres	0.20
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	4248 Britannia Drive Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1J3

## Amenities

Parking Spaces	5
Parking	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces Front, Oversized, Triple Garage Attached, Heated Driveway
# of Garages	3

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood,

	Refrigerator, Warming Drawer, Washer, Window Coverings, Convection Oven, ENERGY STAR Qualified Appliances, Garburator, Wine Refrigerator
Heating	Boiler, Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, High Efficiency, In Floor, Zoned
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Decorative, Gas, Living Room, Mantle, Circulating, Master Bedroom, Outside, Raised Hearth, Recreation Room, Sun Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Courtyard, Lighting, Private Entrance, Private Yard, Built-in Barbecue, Outdoor Kitchen
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Treed, Yard Lights, Underground Sprinklers
Roof	Rubber
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	41
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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