

\$4,650,000 - 4248 Britannia Drive Sw, Calgary

MLS® #A2198727

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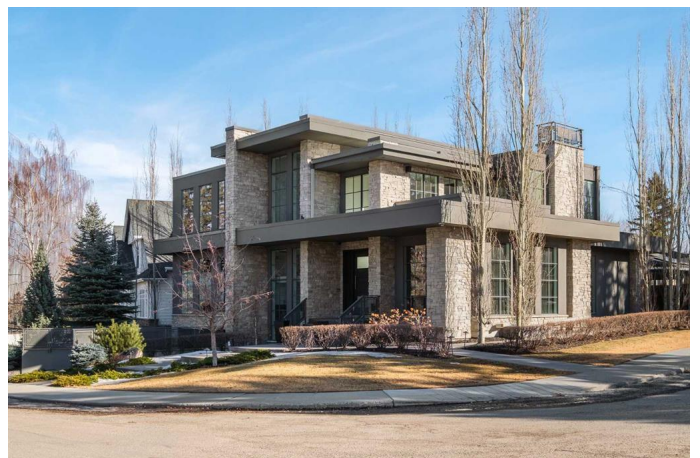
4 Bedroom, 5.00 Bathroom, 4,486 sqft
Residential on 0.20 Acres

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 patio—equipped with in-floor heating and a privacy screen—ensures year-round enjoyment.

Built in 2014

Essential Information

MLS® #	A2198727
Price	\$4,650,000
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, Oversized, Triple Garage Attached, Garage Faces Front, Heated Driveway
# of Garages	3

Interior

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

Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, ENERGY STAR Qualified Appliances, Warming Drawer, Wine Refrigerator

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

Exterior

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

Additional Information

Date Listed	March 5th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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