

**711 Imperial Way SW**  
**Calgary, Alberta**
**MLS # A2231059**

**\$2,950,000**

<b>Division:</b>	Britannia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,567 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Garage Door Opener, Heated Garage, Quad or More Attached, Tandem		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Irregular Lot, Low Maintenance Landscape		

**Heating:** In Floor, Forced Air, Natural Gas, Other

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Stone Counters

**Inclusions:** N/A

Built in 2020, this striking contemporary home offers 4,567 sq. ft. of thoughtfully designed living space, blending refined minimalist architecture with sophisticated modern finishes. Inspired by a relaxed, Californian sensibility, the home seamlessly balances everyday family living with stylish entertaining. Upon entry, a dramatic floating glass staircase makes an immediate architectural statement. The formal living room is both spacious and inviting, easily accommodating a grand piano while maintaining an intimate feel. The adjacent dining room is ideal for hosting large family gatherings or elegant dinner parties. At the rear of the home, a stunning wall of windows spans the family room, casual dining area, and sleek kitchen, flooding the space with natural light and creating a seamless sense of openness. A double-sided fireplace subtly defines the living zones while preserving a connected flow. The kitchen features a striking mix of high-gloss and warm wood cabinetry, a generous island designed for gathering, and a well-planned pantry offering excellent storage. Step directly from the kitchen onto a tiered deck and into the sunny, south-facing backyard, a private outdoor space ready for your personal vision. A versatile flex room off the kitchen is perfect for a home office, playroom, or cozy lounge. Upstairs, the expansive primary suite is a true retreat, complete with a luxurious ensuite, an impressive walk-in closet, and a that connects to an office or a room you can develop into a second closet. Three additional bedrooms, each with its own ensuite, provide exceptional comfort and privacy. The lower level includes a bright recreation room, a fifth bedroom, and a functional mudroom ideal for busy family life. Additional highlights include air conditioning, a heated driveway and an exceptional four-car garage. With generous proportions, contemporary

design, and outstanding potential to personalize, this modern luxury home is ideally located in one of the city’s most sought-after neighbourhoods.