



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**1212 Belavista Crescent SW  
Calgary, Alberta**

**MLS # A2211328**



**\$4,398,880**

<b>Division:</b>	Bel-Aire		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	4,857 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Quad or More Attached		
<b>Lot Size:</b>	0.45 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Front		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar		
<b>Inclusions:</b>	N/A		

A Rare and Exquisite Offering &ndash; One of Calgary&rsquo;s Finest French Country Estates! Welcome to an extraordinary French Country masterpiece&mdash;an architectural gem that embodies timeless elegance and superior craftsmanship. Nestled in the heart of prestigious Bel-Aire and situated on nearly 20,000 sq.ft. of exquisitely landscaped inner-city property, this estate is a once-in-a-generation offering. Designed by the acclaimed McDowell & Associates and custom built by Granville Homes, the residence sits adjacent to the Calgary Golf & Country Club, enjoying sweeping views and unparalleled privacy just minutes from downtown Calgary and the charming Britannia district. With over 9,000 sq.ft. of developed living space, this estate captures the essence of classic European sophistication blended with modern functionality. The natural stone exterior, enriched by custom limestone and copper detailing, sets the tone for the elegance within. Inside, the home reveals a brilliant floor plan equally suited for luxurious family living or a refined empty-nester lifestyle. The main level spans over 4,800 sq.ft. and includes three large bedroom suites, each designed as a private sanctuary with their own tranquil en-suite. The interiors were inspired by the romantic aesthetic of Betty Lou Phillips, with bespoke elements that elevate every space. From the hand-carved stone fireplaces by Tartaruga Design to the impeccable millwork, every detail has been curated with intent and artistry. A formal living room and dining room exude grace and charm, while the richly appointed library offers a quiet retreat. At the heart of the home is the Hearth Room, seamlessly connected to a chef&rsquo;s dream kitchen and sunlit breakfast nook&mdash;perfect for intimate family moments or entertaining on a grand scale. The fully developed lower level offers another 4,500 sq.ft. of space tailored

for both leisure and function. Here you'll find a spacious family and games room, a state-of-the-art theatre, a fourth bedroom suite, and abundant space for a gym, wine room, or additional storage. A private stairwell leads directly to the oversized heated four-car garage, creating a separate entrance ideal for live-in help or multigenerational living. Every inch of this home has been masterfully designed and meticulously maintained—no expense spared, no detail overlooked. Whether you are hosting lavish gatherings, relaxing in the private courtyard garden, or enjoying the serenity of your surroundings, this home is the ultimate expression of luxury and comfort. Welcome to the epitome of refined living!