

# \$2,749,000 - 4412 Coronation Drive Sw, Calgary

MLS® #A2225027

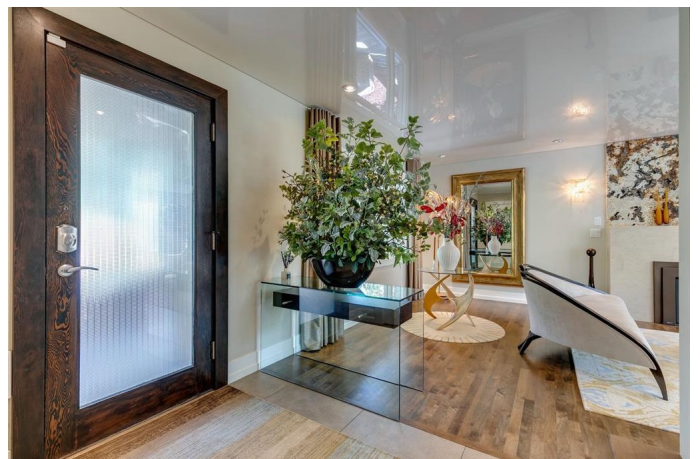
**\$2,749,000**

4 Bedroom, 4.00 Bathroom, 2,553 sqft

Residential on 0.23 Acres

Britannia, Calgary, Alberta

Sophisticated, secluded, and spectacular! Nestled on an oversized, private lot just a block from the ridge on a serene, tree lined street, this exceptional residence masterfully blends contemporary elegance with timeless functionality. Completely reimagined and renovated to the studs in 2012/13, with additional upgrades done in 2017/2023/2024, no detail was overlooked and no expense spared with every element speaking to refined craftsmanship and luxurious living. The main level of this extraordinary home is a presentation of refined design and elevated living. Rich maple hardwood floors flow throughout, complemented by a striking high gloss ceiling that adds a sleek, ultra luxurious ambiance. Thoughtful marble detailing and custom hand painted finishes by renowned artist Anna Krop, designed to bring in notes of the exterior, infuse the space with artistic sophistication. The chef's kitchen overlooks the beautifully landscaped rear yard and features Caesarstone countertops, a stunning blend of warm walnut and crisp white cabinetry, extensive built-in pantry storage, and a premium appliance suite including Viking, Miele, and Fisher & Paykel. Every element has been curated for style, function, and timeless appeal. Upstairs, a serene 5pc bathroom serves two spacious secondary bedrooms, while the primary suite offers a private haven. Featuring a tranquil sitting area, two expansive walk-in dressing rooms outfitted by California Closets, and a spa-inspired



marble ensuite designed for rest and rejuvenation with a deep soaker tub and separate glass enclosed shower. The lower level enhances the home's functionality and comfort, finished with warm luxury vinyl plank flooring throughout. It includes a generous recreation room, a private fourth bedroom with its own 3pc ensuite, a well appointed laundry room with hidden folding and ironing station, a cold room/wine cellar, and an efficiently designed mudroom that's perfectly suited to the rhythm of busy family life. An architectural triumph, the Frank Lloyd Wright inspired backyard seamlessly integrates indoor and outdoor living. With a grand courtyard and expansive patio, it creates an idyllic setting for both intimate gatherings and large scale entertaining. Located in one of Calgary's most prestigious and friendly communities, this home is just minutes from downtown, acclaimed schools, boutique shopping, and fine dining. With exquisite finishes, intelligent design, and breathtaking landscaping, this is truly a one of a kind sanctuary for families and entertainers alike.

Built in 1955

**Essential Information**

MLS® #	A2225027
Price	\$2,749,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,553
Acres	0.23
Year Built	1955
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	4412 Coronation Drive Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1M4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized, Single Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Irregular Lot, Landscaped, Lawn, Level, Many Trees, Private, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	32
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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