

\$2,800,000 - 409 Roxboro Road Sw, Calgary

MLS® #A2164974

\$2,800,000

5 Bedroom, 4.00 Bathroom, 3,903 sqft

Residential on 0.21 Acres

Roxboro, Calgary, Alberta

OPEN HOUSE: SATURDAY, SEPTEMBER 14
2-4PM. This luxurious Calgary home, located
on a quiet tree-lined street in the heart of
Roxboro, blends elegance and modern design.

The grand foyer, with herringbone hardwood floors and a striking staircase, welcomes you into bright, open living spaces featuring large windows and skylights that flood the home with natural light. A standout feature is the two-story oak-paneled library with a fireplace, floating staircase, an elevator and private second-level access from the master suite. The main floor offers spacious, oversized rooms, including a formal living room highlighted by a cozy fireplace, perfect for relaxing. The dining room and expansive family room also stand out, with the family room featuring a bright reading nook and access to a hidden storage room. The eat-in kitchen is designed with entertaining in mind, featuring a waterfall island, state-of-the-art appliances, and rich walnut wood cabinetry, complemented by a bright breakfast nook. Practicality is enhanced with a well-appointed mud/laundry room for everyday convenience. Upstairs, the second floor boasts four generously sized bedrooms, including a luxurious master suite. The master ensuite is fully renovated, featuring a clawfoot soaker tub that overlooks the beautifully landscaped, south-facing backyard. The master also includes a thoughtfully designed walk-in closet. The primary bedroom isn't the only stunning space. The other three bedrooms on



this level will surprise you with hidden rooms or secret doors connecting them, adding a unique and exciting touch. In addition to the impressive bedrooms, the second floor features a well-designed four-piece bathroom. Thoughtfully planned, it combines style and functionality, offering both comfort and convenience for family and guests. The lower level impresses with a huge recreation room with high ceilings and a fireplace, a wine cellar, plenty of storage, an extra bedroom with its very own ensuite. The private, professionally landscaped south-facing lot includes inlaid sidewalks, patios, and decking. The property also boasts a double garage for added convenience. With easy access to the river path system and just a short walk to the vibrant restaurants and shops of 4th Street, this home truly epitomizes refined living.

Built in 1983

Essential Information

MLS® #	A2164974
Price	\$2,800,000
Sold Price	\$2,750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,903
Acres	0.21
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	409 Roxboro Road Sw
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Subdivision	Roxboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0R5

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, French Door, High Ceilings, Kitchen Island, Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Street Lighting, Yard Lights, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	September 19th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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