

3037 1 Street SW  
Calgary, Alberta

MLS # A2213220



**\$3,620,000**

<b>Division:</b>	Roxboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,633 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Wired for Sound

**Inclusions:** Sonos sound system, security cameras, 5 TVs + brackets, wine fridge (3), dishwasher (3), fridges (2).

Welcome home to an oasis in the heart of prestigious Roxboro where over 5,300 square feet of quiet luxury invoking Saville Row awaits you. This bespoke residence boasts unparalleled quality and sophisticated design, tailored for both entertaining & modern family living. As you enter, a 10-foot-high foyer adorned with a coffered ceiling invites you to discover all the details this home has to offer. The central hall floor plan features elegantly appointed formal rooms, custom built-ins and designer lighting throughout. The rooms are seamlessly connected through the site-finished rift and quartered white oak hardwoods on the main and upper floors. French doors invite you into the library/den filled with floor-to-ceiling custom cabinetry. The elegant dining room, with fireplace & built-ins also offers access via French doors to the front veranda. The butler's pantry with abundant built-ins, prep space and multiple refrigeration units connects to the gourmet kitchen boasting a stunning granite island, a full suite of Wolf appliances incl a 48" 6-burner gas stove with two ovens, steam oven, wall oven and panelled Sub-Zero fridge. The dining space & adjacent living room, with its inviting gas fireplace & built-ins, is the heart of the home. Natural light fills the living area with 17' accordion doors leading to a 750-square-foot courtyard. This west-facing outdoor space, perfect for alfresco entertaining, features a wood-burning fireplace & outdoor TV, provides a private backdrop. An oversized mudroom with more built-ins leads to a rare, ATTACHED double garage with heated floors & extra storage. The upper level boasts three spacious bedrooms, including a spectacular master suite. This retreat features a sitting area, separate dressing room & opulent five-piece ensuite bathroom complete with dual sinks, soaker tub & solid marble steam shower. The additional bedrooms

on this level are thoughtfully designed with their own ensuite & walk-in closet, ensuring comfort and privacy. All the upper bathrooms and laundry room have electric in floor heat for individual comfort. The lower level is an entertainer's dream, featuring 10' ceilings, in-floor heating, two additional bedrooms and a four-piece bathroom. A spacious family room, complete with wet bar, provides the perfect setting for hosting movie nights or celebrations. For connoisseurs of wine and cigars, the professionally cooled and insulated 1,200+ bottle wine cellar with humidor (with ventilation system) is a true showpiece. The home's prime location provides easy access to 4th Street, Britannia Plaza, highly ranked schools & is walkable to Glencoe Club, Calgary Golf & Country Club, Elbow River, parks, bike paths & a short commute to the core. With so many high-end upgrades—including Lutron lighting, custom Hunter Douglas window treatments, Control4 and Sonos sound system, in house 4K security cameras and alarm system—the home ensures comfort, luxury and convenience for discerning buyers seeking sanctuary.