



GRASSROOTS

REALTY GROUP

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934 Rideau Road SW
Calgary, Alberta

MLS # A2299661



\$6,200,000

Division:	Rideau Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,024 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Front Drive, Oversized		
Lot Size:	0.21 Acre		
Lot Feat:	Creek/River/Stream/Pond, Gentle Sloping, Landscaped, No Neighbours Behind		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Membrane, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Control 4 home automation, TV's in living room, primary bedroom, lower family room, 2 Subzero fridge drawers, dishwasher drawer, sprinkler system, alarm system, theatre system + 2 TV's in lower media room,

Exceptional contemporary home in a spectacular location. Positioned near the end of Rideau Road on a 62.5' wide lot that backs SW onto the Elbow River. This setting offers privacy, tremendous light quality and an amazing connection to the water. Custom built with every detail considered and no expense spared throughout the nearly 7800 square feet of development. Architecture by Marvin DeJong, construction by Stonewater, interior design by James McIntyre and landscape design by Sundance. A discreet entry courtyard and 10' custom door lead into the home and face a side courtyard. The open plan stretches across the rear of the home with full-height windows overlooking the river and gently terraced yard. Gorgeous living space with woodburning fireplace and courtyard view, dining space with designer lighting and access out to a rear terrace. Incredible custom kitchen with 10' high cabinetry, Miele appliances including separate fridge and freezer and double ovens, large island, Subzero wine fridge and drawers and access to a multi-functional service corridor with pantry space and a massive mud room connecting to the attached and oversized double garage (will accommodate lifts). A spacious den-office with gas fireplace and a private powder room complete the main level. A substantial staircase leads to the upper level with 3 bedrooms and a massive family room with 14' high, custom curved-wood ceiling and sliding doors to a large river view terrace. The primary suite features a huge bedroom with river views and terrace access, a dazzling stone-clad 5-piece bath and an extensive dressing-room/walk-in-closet with custom fittings. The 2 secondary bedrooms also feature vaulted ceilings, walk-in closets and their own ensuite baths. A generous laundry room and front terrace complete this level. The lower level is finished to

the same standards as the upper floors and includes: a rambling second family room with large-screen TV, wet bar and games area; a gym with glass wall and rubber floor; a media room with tiered seating, theatre system + 2 additional TV's; a 3-piece bath with steam shower; a quiet 4th bedroom and a generous storage room. The amazing rear yard and outdoor living spaces feature: built-in benches surrounding a flame table, a pergola-covered terrace for dining and BBQ, a level grassed playspace and a fenced off lower level with firepit at the bank of the river. Rideau Road is one of Calgary's most sought-after locations and offers walkability to 4th Street with restaurants, shopping and endless amenities, easy access to the pathway system and parkland, top schools and the Glencoe Club. Absolutely irreplaceable and a generational opportunity…