



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

710 Rideau Road SW  
Calgary, Alberta

MLS # A2300613



**\$5,995,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	5,345 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6 full / 2 half
<b>Garage:</b>	Garage Faces Front, Heated Driveway, Heated Garage, Quad or More Attach		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Interior Lot, Irregular Lot, Landscaped,		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Washer X2, Dryer X2, Kitchen Beverage Drawers, Loft Beverage Drawer, Built-In Coffee Station in Loft and Kitchen, Control4 System, All Attached Light Fixtures, All Attached TVs, Projector Screen and Projector, All Home Audio/Visual Equipment

Experience unparalleled modern luxury on one of Elbow Park's most coveted stretches of Rideau Road. This architecturally striking residence blends cutting edge design with a serene, nature inspired setting, backing onto the Elbow River and separated by a treed island creating a private oasis that feels worlds away from the city. A stunning facade of stucco and marble, paired with sleek glass railings, sets the tone for the refined elegance within. Inside, soaring ceilings and expansive windows flood the home with natural light, while marble tile flows seamlessly throughout the main and upper levels. The grand foyer offers a breathtaking introduction, framing views of the home's central courtyard retreat. Designed with entertaining in mind, the open concept dining space connects effortlessly to a show stopping kitchen. A custom movable island reveals an integrated cooktop and prep sink, while premium appliances, including built-in oven, microwave, coffee station, Subzero panelled refrigerator, and beverage drawers ensure both function and style. Sleek cabinetry can be closed off entirely for a clean, minimalist aesthetic, complemented by a fully equipped butler's pantry. The living room is a masterpiece of indoor/outdoor flow, with patio doors opening to an expansive rear deck. A sophisticated gas fireplace with concealed television anchors the space, while a raised platform adds versatility for lounging or entertaining. A custom wine cellar provides the perfect showcase for your collection. Guests will love the main floor bedroom complete with walk-in closet and private ensuite. At the heart of the home lies a spectacular private courtyard. Nano doors on both sides create seamless integration, while an infinity hot tub and statement lighting evoke a true spa-like retreat. Upstairs, a thoughtfully designed laundry room features double washers and dryers,

ample storage, and utility sink. Five spacious bedrooms include a remarkable primary retreat, complete with a boutique style dressing room and tranquil sleeping quarters wrapped in windows. The luxurious ensuite offers a steam shower, sculptural concrete soaker tub, dual vanities, and dedicated vanity station. The third level elevates the lifestyle further with a loft lounge, wet bar, wine room, home gym, and a rooftop patio showcasing breathtaking downtown skyline views and an outdoor fireplace. The fully developed lower level features in-floor heated concrete floors, a theatre room with custom LED ceiling and projector, and a large mudroom leading to an extraordinary six car heated garage with a heated driveway. Smart home integration via Control4, carbon fibre fixtures, and extensive built-ins highlight modern innovation. Outdoors, multiple patios with glass railings provide ideal entertaining spaces, while a tranquil lower patio offers peaceful riverfront relaxation where you can hear birds sing while ducks float by. This exceptional residence delivers a rare blend of luxury, design, and natural beauty.