



GRASSROOTS

REALTY GROUP

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1119 Riverdale Avenue SW
Calgary, Alberta

MLS # A2311457



\$4,750,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,962 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Interior Lot, Landscaped, Low Maintenance L		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Concrete, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Washer X2, Dryer X2, Beverage and Ice Drawers in Kitchen, Kitchen Retractable TV, Attached TV in Lower Gym and by Outdoor Fireplace, Drapes on Main Floor Den and Main Floor Primary

Built by Grandscape Homes, this exceptional Santa Barbara-inspired estate blends timeless European craftsmanship with modern family luxury, creating a home both breathtaking and deeply livable. From the striking brick and stucco exterior to the professionally landscaped grounds, every detail has been thoughtfully curated with uncompromising quality and design. Welcoming you is a charming front porch, custom front door, dramatic arched architecture, and soaring vaulted ceilings that continue throughout the home. Inside, wide plank white oak hardwood floors, artisan metal stair railings with American stringers, solid core doors, Emtek and Ashley Norton hardware, and hand finished details create a warm yet refined atmosphere. Designed for both grand entertaining and intimate family living, the main floor features a sophisticated front office with custom built-ins, elegant dining area with vaulted ceilings, show stopping chandelier, brick feature wall, and European artisan hand painted plaster fireplace. French sliding doors open to the covered outdoor living space complete with its own artisan brick surround gas fireplace, commercial grade remote screen system, and outdoor TV for year round enjoyment. The kitchen is a true culinary showpiece featuring SubZero refrigeration, wine fridge, beverage and ice drawers, Wolf 6 burner gas range, warming drawer, Cove dishwasher, drawer microwave, marble accents, and an exceptional butler's pantry designed for effortless hosting. A stunning main floor guest retreat offers vaulted ceilings, gas fireplace, bar area with insta hot water, dressing room with private laundry, and a lavish 6pc ensuite featuring a Victoria + Albert clawfoot tub, often regarded as the "Hermes of tubs"; paired with exquisite Italian tile and heated floors. Upstairs, a dramatic vaulted media room is accompanied by two spacious primary bedrooms

both with vaulted ceilings, custom dressing rooms, and designer marble ensuites complete with in-floor heat. The lower level was designed for versatility and comfort, featuring polished concrete flooring, expansive recreation spaces, custom gym with built-in storage, mounted TV and mirrors, oversized hobby room with potential for an additional bedroom, 3pc bath, extensive storage, cold room, and utility areas. In-floor heating extends throughout the basement and heated triple garage. Luxury technology and comfort are seamlessly integrated with Control4 automation, custom speaker systems throughout, retractable built-in television, entertainment storage systems in upper and lower dens, Lux windows, a Tesoro folding patio door, Hunter Douglas blinds, underground sprinklers, custom rainwater swale, and hot/cold water access in the garage for pet or vehicle washing. This extraordinary residence offers an exceptional blend of privacy, connectivity, and lifestyle just moments from river pathways, parks, schools, and downtown Calgary. A true statement home defined timeless elegance.