



**3021 3 Street SW  
Calgary, Alberta**

**MLS # A2319676**



**\$3,700,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Roxboro   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 3,646 sq.ft.  | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached  |               |                  |
| <b>Lot Size:</b> | 0.14 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Yard Lights |               |                  |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Metal                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Stone | <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, Primary Downstairs, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NA

Built by McDonald Luxury Homes and set on one of Roxboro's most coveted tree-lined streets, this exceptional residence blends timeless architecture with refined modern design. Offering over 3,400 sq. ft. above grade, the home features a highly sought-after layout with a main-floor primary retreat, four bedrooms in total, and the rare luxury of a private ensuite for every bedroom. From the moment you arrive, the striking curb appeal, mature trees, and classic architectural presence set the tone for what awaits inside. The main level is anchored by soaring vaulted ceilings, expansive windows, and beautifully curated finishes that fill the home with natural light. Designed for both everyday living and entertaining, the open-concept kitchen, dining, and great room flow seamlessly together while overlooking the spectacular outdoor living space. A thoughtfully designed chef's kitchen is complemented by an impressive walk-through servery, offering exceptional preparation, storage, and hosting functionality. The main-floor primary suite is a true sanctuary, featuring a luxurious five-piece ensuite and an expansive walk-in dressing room. A second main-floor bedroom, complete with its own ensuite, offers incredible flexibility for guests, family members, or a private home office. Upstairs, two additional bedrooms each enjoy their own private ensuite and walk-in closet, while a spacious upper-level family room creates the perfect space for relaxation, work, or gathering with family and friends. One of the home's most impressive features is its seamless connection to the outdoors. Large sliding doors open onto an expansive stone terrace highlighted by a stunning outdoor fireplace, creating an exceptional setting for entertaining and enjoying Calgary's summer evenings. Located in prestigious Roxboro, just steps from the Elbow River pathway system, Mission's

renowned dining and shopping district, downtown Calgary, and some of the city's most sought-after schools, this is a rare opportunity to own a custom luxury residence in one of Calgary's most exclusive neighbourhoods. Combining exceptional craftsmanship, thoughtful design, and an unbeatable location, this is Roxboro living at its finest.