



GRASSROOTS
REALTY GROUP

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3041 1 Street SW
Calgary, Alberta

MLS # A2329873



\$3,400,000

Division:	Roxboro		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,429 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island		

Inclusions: Freezer in Storage Room

Watch the Full Cinematic Home Tour on YouTube! Welcome to one of Roxboro's finest custom-built luxury residences, where timeless craftsmanship, contemporary elegance, and thoughtful design come together in one of Calgary's most coveted inner-city communities. Offering over 5,000 sq. ft. of beautifully developed living space, this exceptional home features 5 bedrooms, 5 bathrooms, an oversized attached garage, and a rare main-floor primary retreat—a floor plan seldom found in luxury inner-city homes. Behind the striking brick and cedar facade, you'll discover an interior designed for both sophisticated entertaining and comfortable family living. Soaring ceilings, expansive windows, rich hardwood flooring, floating open-riser stairs with glass railing, and designer lighting create an atmosphere of understated luxury throughout. The heart of the home is an extraordinary chef's kitchen featuring an oversized quartz waterfall island, premium built-in appliances, custom cabinetry, extensive prep space, a walk-in pantry, and a stunning climate-controlled glass wine display. Adjacent living and family rooms, each anchored by a beautiful fireplace, create inviting spaces to gather while oversized windows flood the home with natural light. The main-floor primary suite offers exceptional privacy with direct access to a luxurious spa-inspired ensuite complete with a freestanding soaker tub, oversized walk-in shower, dual vanities, and an impressive walk-in dressing room. Upstairs, two spacious bedrooms each enjoy their own ensuite and walk-in closet, while an oversized bonus/media room with a built-in wet bar and projection theatre creates the ultimate entertainment space. The fully finished lower level is designed for modern family living, featuring two additional bedrooms, a large recreation room with a stunning stone fireplace, a dedicated

children's play area, full bathroom, second laundry, and more than 500 sq. ft. of storage space—an exceptional feature rarely found in luxury homes. Step outside to your private outdoor retreat complete with a covered patio, hot tub, mature landscaping, and exceptional privacy—perfect for year-round enjoyment. Located on one of Roxboro's beautiful tree-lined streets, you're only moments from the Elbow River pathway system, Mission, 4th Street, downtown Calgary, excellent schools, boutique shopping, and some of the city's finest restaurants. This is a rare opportunity to own an architecturally distinctive luxury home that combines timeless design, exceptional functionality, and an unbeatable location in one of Calgary's most prestigious neighbourhoods.