# \$4,500,000 - 109 Roxboro Road Sw, Calgary

MLS® #A2198682

## \$4,500,000

4 Bedroom, 5.00 Bathroom, 4,228 sqft Residential on 0.14 Acres

Roxboro, Calgary, Alberta

A Masterpiece of Luxury & Architectural Elegance.

Nestled in the heart of Roxboro, Calgary's most coveted enclave, this home stands as an unparalleled statement of sophistication and craftsmanship. This newly completed estate, brought to life by the award-winning Tyrrell Custom Homes, is the result of a visionary collaboration between McDowell & Associates and Paul Lavoie Interior Design, seamlessly blending timeless elegance with modern refinement.

Set on a serene, tree-lined street just moments from downtown and the citys most cherished parks, The Roxwell invites you into a world of effortless luxury. Inside, soaring 10-foot ceilings and expansive south-facing windows bathe the interiors in natural light, creating a grand yet inviting ambiance. Every detail, from the exquisite materials to the impeccable craftsmanship, has been meticulously curated to elevate everyday living.

The second level is home to the enormous primary suite, a sanctuary of comfort and indulgence. Here, a spa-inspired ensuite awaits a masterpiece of design that will rival the baths you've enjoyed on your most luxurious travels. A stunning walk-in dressing room completes the retreat, offering an unparalleled level of elegance and functionality. This level also features two



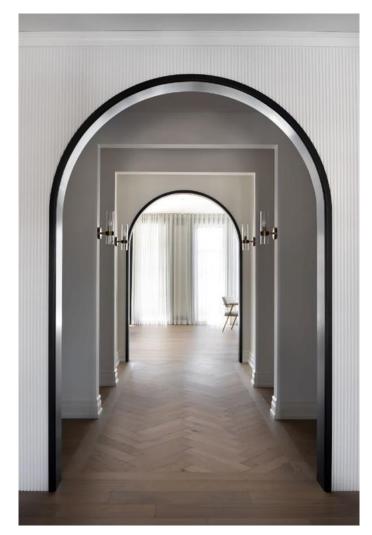
additional bedrooms, each thoughtfully designed, along with a sun-filled den, a perfect setting for a private home library or reading nook, and a spacious family room, which can easily be converted into a generous fourth bedroom, offering flexibility to suit your evolving lifestyle.

Designed for those who love to entertain, the outdoor living room is a private sanctuary, featuring a wood-burning fireplace and Infratech overhead heaters, ensuring year-round enjoyment. This seamless integration of indoor and outdoor spaces is a testament to the homes thoughtful design, where comfort and luxury exist in perfect harmony.

Descend to the lower level, where indulgence and innovation take center stage. A striking four-car garage, framed by a breathtaking glass wall, is more than a place to park, it is a gallery for your most prized automobiles. A private elevator connects all levels, offering both convenience and an added touch of extravagance.

The entertainment experience is elevated with a sophisticated wet bar, a spacious recreation room, and a state-of-the-art home gym, ensuring that every moment whether of relaxation or revelry is imbued with elegance. A private guest suite with a full bath completes the lower level, offering a serene retreat for visitors.

This home is not just a house; it is a testament to a life well lived. A rare offering in one of Calgarys most sought-after communities, this residence is a masterpiece of architecture and design, awaiting its discerning new owner.





#### **Essential Information**

MLS® # A2198682 Price \$4,500,000

Bedrooms 4
Bathrooms 5.00
Full Baths 4
Half Baths 1

Square Footage 4,228
Acres 0.14
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 109 Roxboro Road Sw

Subdivision Roxboro
City Calgary
County Calgary
Province Alberta
Postal Code T2S0P9

#### **Amenities**

Parking Spaces 6

Parking Alley Access, Quad or More Attached, Heated Driveway

# of Garages 4

#### Interior

Interior Features Bar, Bookcases, Built-in Features, Chandelier, Elevator, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Tankless Hot

Water, Wired for Data, Wired for Sound, Smart Home

Appliances Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher,

Dryer, Garage Control(s), Microwave, Refrigerator, See Remarks,

Washer, Window Coverings, Wine Refrigerator

Heating High Efficiency, In Floor, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Outdoor Kitchen, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Lawn, Level,

Low Maintenance Landscape, Street Lighting, Treed

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 3rd, 2025

Days on Market 56

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.