



**GRASSROOTS**  
REALTY GROUP

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**846 Rideau Road SW**  
**Calgary, Alberta**

**MLS # A2227038**



**\$3,895,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,802 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Low Maintenance Landscape, Private, Rectangular L		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to this remarkable residence on prestigious Rideau Road, backing directly onto the serene banks of the Elbow River. Masterfully designed by William Blake, this executive home offers over 5,452 sq. ft. of refined living space across three levels, blending modern luxury and everyday comfort. Featuring a sleek, open-concept layout and a total of five bedrooms, this home is perfect for both families and entertainers alike. The main level opens with a grand foyer, wide plank hardwood floors, soaring ceilings with wood-beam accents, and a central hallway flanked by sophisticated living spaces. A glass-enclosed office and an expansive wine room with a tasting area flow seamlessly into the heart of the home. The gourmet kitchen is a chef's dream, showcasing granite countertops, a raised breakfast bar, custom Bloom cabinetry, a Subzero fridge, Miele convection oven, built-in Miele coffee machine, and a Wolfe 6-burner double oven with griddle and BBQ grill. The open dining area comfortably accommodates large gatherings and connects to the living room, anchored by a wood-burning fireplace with a custom concrete surround and built-in shelving. Floor-to-ceiling windows line the back of the home, flooding the space with natural light and offering views of the spectacular backyard and river. Step outside to a private outdoor oasis, featuring a substantial patio with a built-in kitchen, wall-mounted TV, dining area, and a sunken hot tub with covered bench seating—designed for year-round entertaining and relaxation. The main level also includes a 2-piece guest bath, a well-equipped laundry room, and a mudroom with ample storage and direct garage access. Upstairs, discover a tranquil retreat with four spacious bedrooms, each with curved windows and vaulted ceilings. The primary suite features a walk-in closet and a luxurious 5-piece ensuite.

Bedrooms 2 and 3 offer their own private ensuites, and a 5-piece guest bath completes the upper floor. The fully developed lower level, recently updated, includes a large family and recreation room, home gym area, a fifth bedroom with a 3-piece ensuite, and an additional guest bath. Additional features include a double attached garage with brand-new epoxy flooring, two A/C units, a backup generator, and ownership of riparian rights to the Elbow River, giving you even more private outdoor space. Located on a 9,322 sq. ft. lot with stunning river and park views, this home offers unparalleled access to everything: Rideau Park School, the Glencoe Club, city pathways, parks, and the vibrant shopping and dining scenes on 4th Street and 17th Avenue.