



**GRASSROOTS**  
REALTY GROUP

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**920 Rideau Road SW**  
**Calgary, Alberta**

**MLS # A2236998**



**\$4,250,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	4,053 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, P		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood, Stone

**Sewer:** -

**Roof:** Flat Torch Membrane

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Alarm/Security System, EV Charger

A masterfully designed, stunning custom contemporary residence offering striking architecture by Richard Lindseth + timeless sophistication. Incredible curb appeal + dramatic two story entry framed by a reflecting pool + expansive glass elements that flood the home with natural light. The main floor offers an elegant open concept layout with gorgeous stone flooring throughout; a grand great room featuring a wood-burning fireplace + floor-to-ceiling windows showcases the gorgeous beautifully landscaped + private west backyard on the River. The spacious dining room fits in perfectly within the space, ideal for gatherings. Chef's dream kitchen with oversized waterfall island + top-tier appliances: 48" Wolf gas range, dual Miele dishwashers, full-size SubZero fridge + freezer, additional SubZero fridge drawers, Wolf steam oven, microwave + warming drawer, prep sink + fully equipped butler's pantry. A lovely den with fireplace + built-ins completes the main floor. An open riser staircase leads to the second floor with newer wool carpeting, 3 bedrooms + 3 baths. The primary suite is luxurious with lounge + fireplace, large walk-in closet + spa-inspired ensuite. The additional bedrooms both have private ensuites + balconies. The laundry is also conveniently located on this level. The spacious third floor offers versatility as an upper lounge, office or fourth bedroom with gas fireplace, full bath + access to two expansive decks — one with city + street views, the other with stunning River views. The fully developed lower level with temperature-controlled wine cellar, large theatre room with bar, guest bedroom + full bath, spacious gym with rubberized flooring + window, (can be another bedroom), craft/playroom + ample storage. There is an abundance of natural light throughout this amazing property, under-slab heating, A/C,

integrated audio, five fireplaces + the latest in outdoor pavers on all outdoor patios with water draining capabilities. Main floor access to the oversized double garage with EV charger. The beauty of the interior of this home extends to the west facing treed + landscaped backyard with an outdoor living room/entertainment area with gas fireplace, perennial gardens + covered area for year-round BBQing. Exceptional location &mdash; walk to Rideau Park School (K&ndash;9), Glencoe Club, 4th Street + Downtown.