



GRASSROOTS
REALTY GROUP

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3033 1 Street SW
Calgary, Alberta

MLS # A2279408



\$3,595,000

Division:	Roxboro		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,407 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Private		

Heating:	Boiler, In Floor, Radiant	Water:	-
Floors:	Stone	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: 1 full size refrigerator, 2 X fridge Drawers, 2 X freezer drawers, 1 wine Fridge, 1 bar fridge, All TVs w/ brackets, Audio Rack/Equipment in mud room, All Recessed/roof mounted Speakers

Absolutely no expense spared in the construction of an incredible Inner City residence with WEST backyard, in the quietest Roxboro location available. Perfect for an active empty nest couple, this exceptional home represents a rare synthesis of architectural excellence, superior craftsmanship, and thoughtful modern design. Built by award-winning WATERFORD HOMES, with architecture by Marvin DeJong (Project 11), and interiors by Ronald Bills of Macintyre Bills. Extensive white-ash millwork through out, with hidden storage and solid pocket doors to give space’s privacy if desired. Set on a private 50 by 126-foot lot, the home offers 3,406 square feet above grade and 1,579 square feet below grade that enjoy radiant heated floors across a highly functional 3+1 bedroom, 4 bathroom layout. Extensive natural light permeates the interior through commercial-grade Ferguson windows and a seamless indoor-outdoor flow centered around a striking courtyard of mature poplar trees. The custom DENCA kitchen is equipped with a top-tier Sub-Zero and Gaggenau appliance package, including a full-size refrigerator, integrated fridge and freezer drawers, wine and bar fridges, endless storage, an induction/gas/Teppan Yaki cooktop, and dual wall ovens with steam functionality, complemented by Caesarstone countertops and Dornbracht plumbing fixtures. Just off this space is the perfect Butler’s pantry with wine fridge, sink, and more built-ins.. The primary suite functions as a private retreat, featuring a luxurious ensuite with integrated laundry, an expansive walk-in closet, a Sub-Zero bar fridge, a gas fireplace, walk-in closet, huge shower (easily converted to a bath/shower combination), Artemide reading lamps and Romeo/Juliet balcony. Also on this level are 2 good sized bedrooms with direct access to a well appointed 4-piece bath with soaker tub.

Designed for entertaining, the west-facing backyard and rear patio offer a gas-assisted wood-burning fireplace and professionally designed low-maintenance landscaping, extending the living experience outdoors, while comprehensive inclusions such as custom electric window coverings, a fully integrated audio-visual system with built-in speakers and televisions, ensure the home is entirely move-in ready, making this a truly turnkey offering that delivers architectural distinction, functional intelligence, and a refined standard of living rarely found in today's market. The home's mechanical and structural infrastructure is equally uncompromising, with radiant in-floor heating throughout, two central air conditioning systems, an industrial-grade garage dehumidifier, a central vacuum system, water softener, and a robust, low-maintenance building envelope designed for long-term durability and comfort. This location is walkable to endless amenities, fabulous dining, and the Elbow River pathway system.