



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 ROXBORO Road, Calgary T2S0P9**

MLS®#: **A2140325**      Area: **Roxboro**      Listing Date: **06/12/24**      List Price: **\$4,400,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **6,002 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **4,248**  
 Low Sqft:  
 Ttl Sqft: **4,248**

DOM

**96**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,Level,Street Lighting,Underground Sprinklers**  
 Park Feat: **Private Electric Vehicle Charging Station(s),Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fan Coil,In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Lighting**

Construction: **See Remarks,Stone,Stucco,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Double Oven,Dryer,Freezer,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Wine Refrigerator**  
 Int Feat: **Bar,Bookcases,Central Vacuum,Double Vanity,Elevator,High Ceilings,Kitchen Island,Pantry,Recreation Facilities,Smart Home,Steam Room,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Ensuite bath	Upper		4pc Bathroom	Upper	
4pc Bathroom	Basement		Great Room	Main	18`6" x 24`0"
Kitchen	Main	9`0" x 17`0"	Dining Room	Main	11`10" x 17`0"
Pantry	Main	15`0" x 16`8"	Office	Main	13`0" x 14`2"
Foyer	Main	19`1" x 10`0"	Bedroom - Primary	Upper	12`8" x 21`0"
Bedroom	Upper	11`0" x 12`11"	Bedroom	Upper	11`0" x 12`11"
Laundry	Upper	9`3" x 9`0"	Bedroom	Upper	13`0" x 14`6"

**Mud Room**  
**Bedroom**  
**Media Room**

**Basement**  
**Basement**  
**Basement**

**5`11" x 10`0"**  
**10`0" x 14`2"**  
**14`6" x 19`5"**

**Storage**  
**Exercise Room**

**Basement**  
**Basement**

**4`2" x 12`11"**  
**10`11" x 18`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1290AJ**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Welcome to The Roxwell, where luxury meets distinction in the heart of Roxboro, Calgary's most coveted enclave. Crafted by Tyrrell Custom Homes, winners of the prestigious 2021 BILD award, this transitional masterpiece sets a new standard in upscale living. Designed by the renowned Mcdowell & Associates in collaboration with Paul Lavoie Interior Design, The Roxwell boasts a timeless aesthetic that seamlessly blends sophistication with comfort. Nestled on a serene tree-lined street, this brand-new residence offers unrivaled convenience, mere moments from downtown and the city's finest parks. Step inside to discover a sanctuary of elegance, where the main floor welcomes you with soaring 10-foot ceilings and sun-drenched interiors courtesy of expansive south-facing windows and doors. The seamless transition from indoor to outdoor living is exemplified by a captivating outdoor room, complete with a wood-burning fireplace and Infratech overhead heaters, perfect for year-round entertaining. Descending to the lower level, prepare to be enchanted by an array of extraordinary amenities that elevate The Roxwell to a league of its own. A four-car garage, adorned with a striking glass wall, stands as a testament to both functionality and architectural elegance. Equipped with an elevator seamlessly connecting all levels, convenience meets extravagance in this meticulously designed space. Indulge in the ultimate in entertainment and relaxation within the confines of the lower level. A wet bar invites convivial gatherings and sophisticated soirées, while the recreation room offers endless opportunities for leisure and enjoyment. Whether unwinding with a glass of fine wine or hosting lively gatherings with friends and family, this space sets the stage for unforgettable moments. Maintain a healthy lifestyle without leaving the comforts of home in the state-of-the-art gym. The lower level offers an additional bath and bedroom, offering privacy and comfort for guests or family members. Photos are representative. Under construction, estimated completed January 2025.**

Inclusions:  
Property Listed By:

**N/A**  
**Bode Platform Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









