



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**409 ROXBORO Road, Calgary T2S0R5**

MLS®#: **A2164974**

Area: **Roxboro**

Listing Date: **09/13/24**

List Price: **\$2,800,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1983**  
Lot Information  
Lot Sz Ar: **9,009 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **3,902**  
Low Sqft:  
Ttl Sqft: **3,902**

DOM

**6**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Garden,Landscaped,Street Lighting,Yard Lights,Private**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Lighting,Private Entrance,Private Yard,Storage**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Window Coverings**  
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Elevator,French Door,High Ceilings,Kitchen Island,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`6" x 17`9"
Nook	Main	9`11" x 7`0"
Kitchen	Main	14`6" x 12`8"
Breakfast Nook	Main	9`10" x 7`0"
Office	Main	21`5" x 14`9"
2pc Bathroom	Main	7`0" x 3`11"
Walk-In Closet	Second	16`2" x 7`7"

Room	Level	Dimensions
Family Room	Main	16`6" x 14`8"
Storage	Main	12`10" x 7`9"
Dining Room	Main	22`4" x 13`10"
Foyer	Main	15`8" x 12`10"
Laundry	Main	10`7" x 9`4"
Bedroom - Primary	Second	16`8" x 14`4"
5pc Ensuite bath	Second	12`7" x 12`1"

<b>Loft</b>	<b>Second</b>	<b>14`9" x 6`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`1" x 11`8"</b>
<b>Other</b>	<b>Second</b>	<b>13`4" x 4`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>20`8" x 11`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`6" x 10`9"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`2" x 8`5"</b>
<b>Family Room</b>	<b>Basement</b>	<b>16`6" x 14`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>28`4" x 25`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>20`8" x 13`6"</b>	<b>Storage</b>	<b>Basement</b>	<b>22`10" x 14`0"</b>
<b>Wine Cellar</b>	<b>Basement</b>	<b>8`8" x 6`7"</b>	<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>12`2" x 8`3"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`1" x 9`6"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-C1**  
 Legal Desc: **1290AJ**

Remarks

Pub Rmks: **OPEN HOUSE: SATURDAY, SEPTEMBER 14 2-4PM. This luxurious Calgary home, located on a quiet tree-lined street in the heart of Roxboro, blends elegance and modern design. The grand foyer, with herringbone hardwood floors and a striking staircase, welcomes you into bright, open living spaces featuring large windows and skylights that flood the home with natural light. A standout feature is the two-story oak-paneled library with a fireplace, floating staircase, an elevator and private second-level access from the master suite. The main floor offers spacious, oversized rooms, including a formal living room highlighted by a cozy fireplace, perfect for relaxing. The dining room and expansive family room also stand out, with the family room featuring a bright reading nook and access to a hidden storage room. The eat-in kitchen is designed with entertaining in mind, featuring a waterfall island, state-of-the-art appliances, and rich walnut wood cabinetry, complemented by a bright breakfast nook. Practicality is enhanced with a well-appointed mud/laundry room for everyday convenience. Upstairs, the second floor boasts four generously sized bedrooms, including a luxurious master suite. The master ensuite is fully renovated, featuring a clawfoot soaker tub that overlooks the beautifully landscaped, south-facing backyard. The master also includes a thoughtfully designed walk-in closet. The primary bedroom isn't the only stunning space. The other three bedrooms on this level will surprise you with hidden rooms or secret doors connecting them, adding a unique and exciting touch. In addition to the impressive bedrooms, the second floor features a well-designed four-piece bathroom. Thoughtfully planned, it combines style and functionality, offering both comfort and convenience for family and guests. The lower level impresses with a huge recreation room with high ceilings and a fireplace, a wine cellar, plenty of storage, an extra bedroom with its very own ensuite. The private, professionally landscaped south-facing lot includes inlaid sidewalks, patios, and decking. The property also boasts a double garage for added convenience. With easy access to the river path system and just a short walk to the vibrant restaurants and shops of 4th Street, this home truly epitomizes refined living.**

Inclusions: **NA**  
 Property Listed By: **Century 21 Masters**

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







