



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**311 ROXBORO Road, Calgary T2S0R3**

MLS®#: **A2177973**

Area: **Roxboro**

Listing Date: **11/08/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1926**

Finished Floor Area

Abv Sqft: **2,924**

Low Sqft:

Ttl Sqft: **2,924**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

**12**

Layout

Beds: **3 (2 1 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Balcony,Garden,Private Entrance,Private Yard,Storage**

Construction:

**Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Garage Control(s),Gas Stove,Microwave,Oven,Range Hood,Refrigerator,Window Coverings**

Int Feat:

**Built-in Features,Closet Organizers,Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`5" x 9`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 13`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 12`9"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>24`10" x 20`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`0" x 9`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`11" x 7`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>10`8" x 4`11"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 18`8"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`8" x 24`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 16`1"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>17`11" x 28`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`0" x 24`2"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`11" x 7`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 16`10"</b>

**Game Room  
Furnace/Utility Room**

**Basement  
Basement**

**16`10" x 22`10"  
11`1" x 19`8"**

**Game Room**

**Basement**

**12`4" x 24`4"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1290AJ**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this beautifully designed 3-bedroom, 3-bathroom home in the highly desirable community of Roxboro, Calgary. This thoughtfully laid-out property offers exceptional flexibility, with one bedroom on each level, creating a perfect blend of privacy and connectivity. The main floor features an open-concept living space, ideal for entertaining and everyday living. A spacious bedroom on this level is perfect for guests or as a dedicated office. The upper level is a luxurious primary suite, a true sanctuary with a private balcony where you can unwind in your own hot tub while enjoying serene views of the backyard. The suite also includes a well-appointed ensuite bathroom and ample closet space. The fully finished basement expands the home's versatility, featuring two large recreation rooms. These spaces are perfect for a media room, home gym, playroom, or additional family gathering areas. The basement bedroom is spacious and has its own bathroom, providing comfort and privacy for family members or guests. Outside, the south-facing backyard captures sunlight all day, offering a lovely space for gardening, outdoor dining, or simply soaking up the sun. This home's prime location on a quiet, tree-lined street in Roxboro means you're just steps from the river, parks, and scenic trails, and minutes from Calgary's vibrant downtown core.**

Inclusions:  
Property Listed By:

**NA  
Century 21 Masters**

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













