



THE
A-TEAM

**RE/MAX
FIRST**

321 ROXBORO Road, Calgary T2S 0R3

MLS®#: **A2196754** Area: **Roxboro** Listing Date: **02/24/25** List Price: **\$2,899,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,637**
 Low Sqft:
 Ttl Sqft: **3,637**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Lawn,Rectangular Lot**
 Park Feat: **Double Garage Detached,Heated Garage,Insulated**

Utilities and Features

Roof: **Metal**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Warming Drawer,Washer,Water Softener,Wine Refrigerator**
 Int Feat: **Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`7" x 11`0"
Breakfast Nook	Main	10`6" x 9`6"
Media Room	Basement	16`3" x 13`2"
Flex Space	Upper	12`2" x 10`7"
Loft	Upper	12`3" x 11`2"
Mud Room	Main	13`4" x 8`3"

Room	Level	Dimensions
Dining Room	Main	15`7" x 14`0"
Living Room	Main	23`0" x 18`0"
Foyer	Main	8`3" x 8`0"
Office	Main	16`7" x 11`8"
Laundry	Upper	6`2" x 5`6"
Laundry	Basement	15`6" x 8`5"

Family Room
Storage
Bedroom
Bedroom
3pc Bathroom
3pc Bathroom

Basement 35`2" x 18`7"
Basement 10`8" x 7`6"
Upper 21`8" x 12`3"
Basement 15`0" x 14`10"
Basement
Upper

Furnace/Utility Room
Bedroom - Primary
Bedroom
2pc Bathroom
2pc Ensuite bath
5pc Ensuite bath

Basement 12`9" x 10`10"
Upper 19`3" x 15`0"
Upper 15`8" x 9`3"
Main
Basement
Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **1290AJ**

Zoning:
R-CG

Remarks

Pub Rmks: **Dazzling west coast inspired 3+1 bedroom home designed by Paul Lavoie, located in historic Roxboro offering over 5,500 sq ft of luxurious developed living space! The main level presents eye-catching timber frame architecture, fir softwood flooring & is drenched with natural light, showcasing the spacious living room with feature fireplace & gorgeous kitchen designed for entertaining, with refinished cabinets, huge island, plenty of storage space (including pantry), new Miele ovens & warming drawer, microwave/air fryer, Miele espresso coffee maker, wood burning pizza oven & cozy breakfast nook. Just off the kitchen, the formal dining room is large enough to accommodate an elegant dinner party or family gathering. Completing the main level is a private office, mudroom & 2 piece powder room. The second level hosts 3 bedrooms, a flex area, laundry room & 3 piece bath. The primary bedroom is your own private oasis, featuring a walk-in closet/dressing room & spa-inspired 5 piece ensuite with dual sinks & new faucets, relaxing jetted tub, glass enclosed shower & high-end Smart toilet. The loft area is accessible with moveable ladder & is ideal for an exercise space or quiet studio. Basement development ticks all the boxes, including an incredible family room & wet bar, complete with beer taps & wine bar. A show-stopping media room with projector screen is the perfect relax space for game or movie night. The finishing touches to the basement include a fourth bedroom with 2 piece ensuite, separate 3 piece bath with steam shower & a second laundry room. Other notable features include central air conditioning, new lighting, new Lutron system with dimmers, a saltless water softener, a re-built boiler & main floor steel dog door with lock. Outside, enjoy a secluded south back yard with patio & access to a double detached heated garage. This fabulous home is ideally located steps from the Elbow River & close to Roxboro/Erlton off leash dog park, excellent schools, shopping, vibrant Mission shops & restaurants, public transit & has easy access to the downtown core.**

Inclusions: **Microwave/air fryer, black cabinet in main floor living room, Miele espresso coffee maker, second fridge/freezer in pantry, basement dishwasher, 2 freezer drawers in basement, microwave in basement, projector & screen "as is" (old but works), second washer, second dryer, 5 TV mounts, receiver box & components, speaker system throughout, pizza oven, beer taps in basement bar.**

Property Listed By: **RE/MAX First**

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













