

# \$4,299,900 - 109 Roxboro Road Sw, Calgary

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MLS® #A2198682

**\$4,299,900**

4 Bedroom, 5.00 Bathroom, 4,228 sqft

Residential on 0.14 Acres

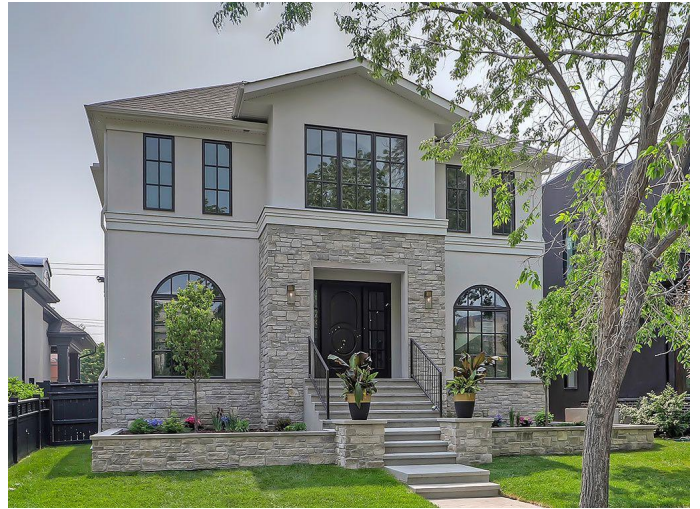
Roxboro, Calgary, Alberta

A Masterpiece of Luxury & Architectural Elegance.

Nestled in the heart of Roxboro, Calgary's most coveted enclave, this home stands as an unparalleled statement of sophistication and craftsmanship. This newly completed estate, brought to life by the award-winning Tyrrell Custom Homes, is the result of a visionary collaboration between McDowell & Associates and Paul Lavoie Interior Design, seamlessly blending timeless elegance with modern refinement.

Set on a serene, tree-lined street just moments from downtown and the city's most cherished parks, The Roxwell invites you into a world of effortless luxury. Inside, soaring 10-foot ceilings and expansive south-facing windows bathe the interiors in natural light, creating a grand yet inviting ambiance. Every detail, from the exquisite materials to the impeccable craftsmanship, has been meticulously curated to elevate everyday living.

The second level is home to the enormous primary suite, a sanctuary of comfort and indulgence. Here, a spa-inspired ensuite awaits a masterpiece of design that will rival the baths you've enjoyed on your most luxurious travels. A stunning walk-in dressing room completes the retreat, offering an unparalleled level of elegance and functionality. This level also features two



additional bedrooms, each thoughtfully designed, along with a sun-filled den, a perfect setting for a private home library or reading nook, and a spacious family room, which can easily be converted into a generous fourth bedroom, offering flexibility to suit your evolving lifestyle.

Designed for those who love to entertain, the outdoor living room is a private sanctuary, featuring a wood-burning fireplace and Infratech overhead heaters, ensuring year-round enjoyment. This seamless integration of indoor and outdoor spaces is a testament to the homes thoughtful design, where comfort and luxury exist in perfect harmony.

Descend to the lower level, where indulgence and innovation take center stage. A striking four-car garage, framed by a breathtaking glass wall, is more than a place to park, it is a gallery for your most prized automobiles. A private elevator connects all levels, offering both convenience and an added touch of extravagance.

The entertainment experience is elevated with a sophisticated wet bar, a spacious recreation room, and a state-of-the-art home gym, ensuring that every moment whether of relaxation or revelry is imbued with elegance. A private guest suite with a full bath completes the lower level, offering a serene retreat for visitors.

This home is not just a house; it is a testament to a life well lived. A rare offering in one of Calgarys most sought-after communities, this residence is a masterpiece of architecture and design, awaiting its discerning new owner.

Built in 2025

## Essential Information

MLS® #	A2198682
Price	\$4,299,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,228
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	109 Roxboro Road Sw
Subdivision	Roxboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0P9

## Amenities

Parking Spaces	6
Parking	Alley Access, Heated Driveway, Quad or More Attached
# of Garages	4

## Interior

Interior Features	Bar, Bookcases, Built-in Features, Chandelier, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Tankless Hot Water, Wired for Data, Wired for Sound, Smart Home
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer, Window Coverings, Built-In Gas Range, Wine Refrigerator
Heating	In Floor, Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes



# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Outdoor Kitchen, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting, Treed, City Lot, Interior Lot, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	138
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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