



# 314 Roxboro Road Calgary Alberta

\$1,800,000

OPEN HOUSE: SATURDAY, OCTOBER 14 2-4PM This traditional two-storey home is situated on a beautifully landscaped lot, backing onto the serene Elbow River is one of the oldest homes in Roxboro. As you stroll down the brick pathway leading to the entrance, you are welcomed by a spacious foyer. On the right side of the house, a wood-burning fireplace in the living room sets the perfect ambiance for cozy fall evenings. If the fireplace wasn't enticing enough, the living room features stunning French doors that open up to the backyard, allowing you to enjoy the soothing sounds of the river from the comfort of your home. Adjacent to the living room is a bright den with large south-facing windows. On the other side of the home, the centrally located kitchen seamlessly connects to the open-concept dining room and family room, making it effortless to entertain while relishing the upgraded kitchen. Upstairs, the primary bedroom and two well-appointed bedrooms await, along with a notably airy and renovated bath. The basement boasts an additional bedroom and bathroom, perfect for accommodating guests, as well as ample storage space for your summer and winter equipment. The true highlight of this property, however, is the impeccably landscaped backyard, adorned with over 450 plants, creating an idyllic setting for hosting dinner parties or savoring your morning coffee from the rear deck overlooking the flowing river. Don't miss the chance to make this riverside retreat your home sweet home! Schedule a viewing today and embrace the tranquil beauty of this exceptional property. (id:6769)

Bedroom 14.83 Ft x 12.25 Ft

Furnace 15.17 Ft x 12.50 Ft

Laundry room 19.75 Ft x 6.33 Ft

Storage 12.33 Ft x 12.08 Ft

4pc Bathroom 10.08 Ft x 5.67 Ft

Furnace 12.50 Ft x 11.50 Ft

Living room 23.83 Ft x 13.08 Ft

Family room 20.50 Ft x 13.33 Ft

Dining room 13.67 Ft x 13.08 Ft

Other 6.83 Ft x 4.83 Ft

Office 13.08 Ft x 11.00 Ft

2pc Bathroom 6.33 Ft x 4.33 Ft

Primary Bedroom 16.08 Ft x 12.83 Ft

Bedroom 13.08 Ft x 9.92 Ft

Bedroom 12.92 Ft x 11.00 Ft

4pc Bathroom 9.75 Ft x 9.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Kitchen 15.92 Ft x 11.50 Ft