



# 415 Roxboro Road Calgary Alberta

\$3,200,000

Nestled in the prestigious Roxboro community, this exceptional residence at 415 Roxboro Drive SW presents a rare opportunity to own a masterfully crafted home in one of Calgary's most coveted neighbourhoods. This distinguished property seamlessly blends timeless elegance with modern convenience, creating an ambiance of sophisticated comfort that welcomes you from the moment you arrive. The heart of this magnificent home showcases impeccable attention to detail with custom cherrywood millwork throughout, lending a warm, rich character to every room. This bespoke craftsmanship is complemented by the stunning finished on-site, quarter-sawn white oak hardwood floors that flow gracefully through the main living areas. The upper level presents three generously proportioned bedrooms, each designed as a private sanctuary with its own full ensuite bathroom. This thoughtful layout ensures privacy and convenience for family members and guests alike, offering a perfect balance of togetherness and personal space that defines truly exceptional floor plans. The lower level reveals a fully finished basement featuring heated floors that provide welcoming warmth during Calgary's cooler months. This comfortable retreat space expands the home's living area, offering versatile options for entertainment, recreation, or additional guest accommodations. The independent entrance with a walk-up to grade basement is a very rare feature in this mature neighbourhood. The gourmet kitchen serves as a culinary showpiece, where the exquisite cherrywood cabinetry creates a stunning backdrop for entertaining or family gatherings. Large windows throughout the home frame picturesque views while filling the interior with natural light, highlighting the superior craftsmanship evident in every corner. Situated in the highly desirable Roxboro neighbourhood, this property affords residents the perfect blend...

Primary Bedroom 13.92 Ft x 16.08 Ft

5pc Bathroom 5.42 Ft x 10.25 Ft

Other 11.08 Ft x 8.08 Ft

Den 11.08 Ft x 6.67 Ft

Bedroom 13.83 Ft x 16.08 Ft

5pc Bathroom 10.25 Ft x 5.42 Ft

Wine Cellar 7.67 Ft x 7.25 Ft

Bedroom 13.17 Ft x 13.33 Ft

3pc Bathroom 8.75 Ft x 8.00 Ft

Bedroom 15.08 Ft x 13.33 Ft

Furnace 8.58 Ft x 13.58 Ft

Living room 14.08 Ft x 16.92 Ft

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Listing Presented By:



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**Mirror**

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Bedroom 15.25 Ft x 13.83 Ft

3pc Bathroom 8.33 Ft x 6.42 Ft

Laundry room 7.08 Ft x 7.33 Ft

Recreational, Games room 38.50 Ft x 29.17 Ft

Dining room 14.58 Ft x 12.17 Ft

Office 10.92 Ft x 14.50 Ft

Great room 14.75 Ft x 13.83 Ft