



## 109 Roxboro Road Calgary Alberta

\$4,400,000

Welcome to The Roxwell, where luxury meets distinction in the heart of Roxboro, Calgary's most coveted enclave. Crafted by Tyrrell Custom Homes, winners of the prestigious 2021 BILD award, this transitional masterpiece sets a new standard in upscale living. Designed by the renowned McDowell & Associates in collaboration with Paul Lavoie Interior Design, The Roxwell boasts a timeless aesthetic that seamlessly blends sophistication with comfort. Nestled on a serene tree-lined street, this brand-new residence offers unrivaled convenience, mere moments from downtown and the city's finest parks. Step inside to discover a sanctuary of elegance, where the main floor welcomes you with soaring 10-foot ceilings and sun-drenched interiors courtesy of expansive south-facing windows and doors. The seamless transition from indoor to outdoor living is exemplified by a captivating outdoor room, complete with a wood-burning fireplace and Infratech overhead heaters, perfect for year-round entertaining. Descending to the lower level, prepare to be enchanted by an array of extraordinary amenities that elevate The Roxwell to a league of its own. A four-car garage, adorned with a striking glass wall, stands as a testament to both functionality and architectural elegance. Equipped with an elevator seamlessly connecting all levels, convenience meets extravagance in this meticulously designed space. Indulge in the ultimate in entertainment and relaxation within the confines of the lower level. A wet bar invites convivial gatherings and sophisticated soirees, while the recreation room offers endless opportunities for leisure and enjoyment. Whether unwinding with a glass of fine wine or hosting lively gatherings with friends and family, this space sets the stage for unforgettable moments. Maintain a healthy lifestyle without leaving the comforts of home in the state-of-the-art gym. The low...

4pc Bathroom Measurements not available

Other 5.92 Ft x 10.00 Ft

Storage 4.17 Ft x 12.92 Ft

Bedroom 10.00 Ft x 14.17 Ft

Exercise room 10.92 Ft x 18.58 Ft

Media 14.50 Ft x 19.42 Ft

2pc Bathroom Measurements not available

Great room 18.50 Ft x 24.00 Ft

Kitchen 9.00 Ft x 17.00 Ft

Pantry 15.00 Ft x 16.67 Ft

Office 13.00 Ft x 14.17 Ft

Foyer 19.08 Ft x 10.00 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom 12.67 Ft x 21.00 Ft

Bedroom 11.00 Ft x 12.92 Ft

Bedroom 11.00 Ft x 12.92 Ft

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

Listing Presented By:



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