



## 3025 3 Street Calgary Alberta

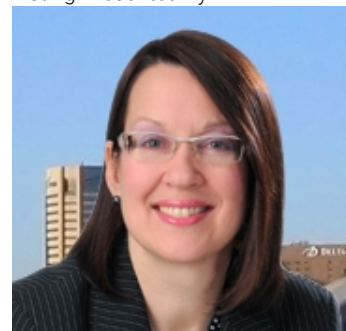
\$3,499,900

A Roxboro Masterpiece -- Luxury Living in One of Calgary's Most Prestigious Communities. Nestled on the coveted 3rd Street, this architectural masterpiece--originally custom built by McKinley Masters offers over 5,850 sq ft of meticulously developed space, crafted for those who value exceptional quality, timeless design, and seamless indoor-outdoor living. From the moment you step inside, you'll sense the uncompromising attention to detail. Rich millwork, coffered ceilings, and designer lighting set the tone, while an open-concept layout makes entertaining effortless. The heart of the home is the spectacular main living area where the living room, dining space, and state-of-the-art kitchen flow together in perfect harmony. A custom NanaWall opens fully to reveal a west-facing outdoor sanctuary designed for year-round enjoyment. Featuring IPE Brazilian hardwood decking, overhead infrared heaters, a brand-new hot tub, wood-burning fireplace with nat gas assist, and motorized privacy screens, this outdoor space transforms with the seasons--whether you're hosting summer soirees or cozy winter evenings by the fire. The chef's kitchen is a true culinary playground, outfitted with high end appliances, dual ovens, two dishwashers, wine fridge, and a butler's pantry complete with filtered water, a direct water line for your espresso machine, and hot water on demand. Whether preparing a gourmet meal or casual brunch, this kitchen performs with style and ease. Across from the kitchen, the family room invites you to unwind beside a charming gas fireplace, while the elegant formal living room offers a more refined space for conversation or post-dinner cocktails. The main level also features a distinguished front-facing office bathed in natural light, adorned with intricate millwork is perfect for working from home in comfort and style. Ascend to the second level and discover a ...

5pc Bathroom 14.33 Ft x 8.08 Ft  
5pc Bathroom 14.17 Ft x 17.58 Ft  
Bedroom 13.75 Ft x 14.50 Ft  
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Laundry room 9.92 Ft x 7.92 Ft  
Study 13.08 Ft x 14.67 Ft

Exercise room 19.75 Ft x 18.25 Ft  
Recreational, Games room 39.83 Ft x 27.25 Ft  
Furnace 9.50 Ft x 15.25 Ft  
Wine Cellar 14.92 Ft x 9.67 Ft  
2pc Bathroom 4.00 Ft x 7.58 Ft  
Dining room 12.92 Ft x 16.50 Ft

Listing Presented By:



Originally Listed by:  
Charles

<http://www.benknopp.com/>

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Primary Bedroom

26.58 Ft x 17.58 Ft

3pc Bathroom

8.75 Ft x 5.92 Ft

Other

14.08 Ft x 8.92 Ft

Bedroom

13.33 Ft x 14.58 Ft

Family room

14.08 Ft x 15.08 Ft

Kitchen

14.67 Ft x 25.58 Ft

Living room

13.83 Ft x 15.92 Ft