



## 109 Roxboro Road Calgary Alberta

\$3,999,999

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 home, brought to life by the award-winning Tyrrell Custom Homes, is the result of a visionary collaboration between McDowell & Associates architecture 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 home's thoughtful design, where comfort and luxury exist in perfect harmony.

4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Bedroom 15.08 Ft x 10.83 Ft  
Bedroom 15.08 Ft x 10.92 Ft  
Den 12.83 Ft x 3.50 Ft

4pc Bathroom .00 Ft x .00 Ft  
Bedroom 13.67 Ft x 9.92 Ft  
Exercise room 18.08 Ft x 10.75 Ft  
Other 17.83 Ft x 5.83 Ft  
Recreational, Games room 18.92 Ft x 13.42 Ft  
Furnace 12.42 Ft x 3.92 Ft  
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Listing Presented By:



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Family room	24.67 Ft x 12.83 Ft	2pc Bathroom	.00 Ft x .00 Ft
Laundry room	15.08 Ft x 8.83 Ft	Dining room	24.08 Ft x 8.17 Ft
Primary Bedroom	20.75 Ft x 12.58 Ft	Foyer	10.25 Ft x 12.92 Ft
Other	15.50 Ft x 12.00 Ft		