

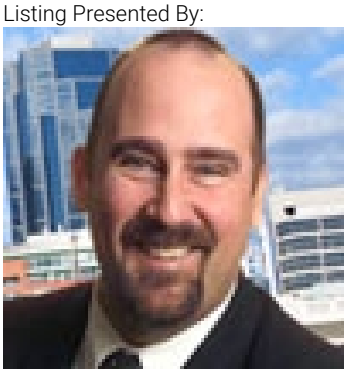
3017 3 Street Calgary Alberta

$3,150,000

Located in the highly desirable inner-city community of Roxboro, this extensively renovated family home sits on a beautifully landscaped 50' x 126' lot and offers an exceptional combination of space, function and timeless design. Thoughtfully updated throughout, the home features four bedrooms upstairs, generous living spaces and a floor plan designed for both everyday family living and entertaining. Beautiful custom masonry, stone and wood detailing create impressive curb appeal, while the covered front veranda offers a welcoming place to enjoy the morning coffee. The home features full hydronic in-floor heating on every level, including the basement, providing efficient and comfortable heat. Other features programmable, remote-controlled Hunter Douglas Duette Duolite shades in the great room, front office and primary bedroom. Additional updates include shingles replaced in 2025, as well as a sump pump and lift.Inside, a spacious entry opens to a classic centre-hall floor plan. A large private office with French doors is positioned just off the foyer, while the inviting living room is anchored by a wood-burning fireplace. At the rear of the home, the renovated open-concept kitchen, dining and great room create the heart of the home. The chef-inspired kitchen features extensive custom cabinetry, a substantial centre island with seating, generous storage and a large pantry. Oversized windows fill the space with natural light and overlook the beautifully landscaped west-facing backyard. A spacious mudroom with built-in lockers, closets and a convenient side entrance provides excellent everyday functionality, while a powder room, additional storage and a hidden children's play area complete the main level.Upstairs, the rare four-bedroom layout provides outstanding space for a growing family. The expansive primary retreat features custom built-ins, a large walk-in clos...

3pc Bathroom 12.00 Ft x 4.92 Ft
5pc Bathroom 9.00 Ft x 8.75 Ft
5pc Bathroom 12.00 Ft x 9.50 Ft
Bedroom 13.33 Ft x 15.50 Ft
Bedroom 12.00 Ft x 11.92 Ft
Bedroom 13.17 Ft x 12.42 Ft
Recreational, Games room 35.83 Ft x 28.17 Ft
Other 15.17 Ft x 12.33 Ft
Storage 2.58 Ft x 3.00 Ft
Furnace 20.33 Ft x 15.00 Ft
Furnace 6.00 Ft x 4.25 Ft
2pc Bathroom 7.33 Ft x 2.75 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Primary Bedroom 16.50 Ft x 14.25 Ft

Other 6.33 Ft x 11.83 Ft

3pc Bathroom 10.92 Ft x 7.83 Ft

Bedroom 14.00 Ft x 10.00 Ft

Den 12.00 Ft x 13.00 Ft

Dining room 20.08 Ft x 8.92 Ft

Family room 17.00 Ft x 13.92 Ft