



## 3033 1 Street Calgary Alberta

\$3,695,000

This exceptional Roxboro residence represents a rare synthesis of architectural excellence, superior craftsmanship, and thoughtful modern design, resulting in a home of enduring quality and refined livability. Constructed by award-winning Waterford Homes, with architecture by Marvin DeJong, interiors by Ronald Bills of Macintyre Bills, landscape architecture by Doug Carlyle & Associates executed by Sundance, and a custom kitchen by DENCA, the property reflects a best-in-class collaborative approach to residential construction. Set on a quiet and private 50 by 126-foot lot with a coveted west-facing backyard, the home offers 3,406 square feet above grade and 1,579 square feet below grade across a highly functional 3+1 bedroom, 4 bathroom layout that balances formal and informal spaces with a comfortable family feel. Extensive natural light permeates the interior through commercial-grade Ferguson windows and a seamless indoor-outdoor flow centered around a striking courtyard of mature poplar trees, while radiant-heated limestone flooring on all three levels and custom white ash millwork throughout provide warmth, continuity, and timeless elegance. The custom DENCA kitchen is equipped with a top-tier Sub-Zero and Gaggenau appliance package, including a full-size refrigerator, integrated fridge and freezer drawers, wine and bar fridges, an induction/gas/Teppan Yaki cooktop, and dual wall ovens with steam functionality, complemented by Caesarstone countertops and Dornbracht plumbing fixtures. The primary suite functions as a private retreat, featuring a luxurious ensuite with integrated laundry, an expansive walk-in closet, a Sub-Zero bar fridge, a gas fireplace, and Artemide reading lamps, while the home's mechanical and structural infrastructure is equally uncompromising, with radiant in-floor heating throughout, two central air conditioning systems, an industrial-gra...

Primary Bedroom 14.83 Ft x 17.42 Ft

Bedroom 11.92 Ft x 13.08 Ft

Bedroom 12.83 Ft x 10.67 Ft

5pc Bathroom 13.83 Ft x 16.25 Ft

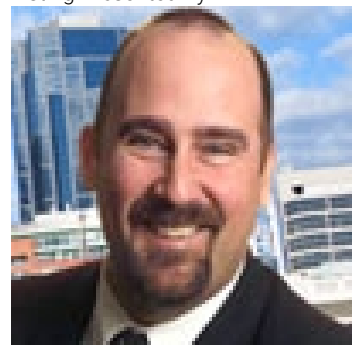
4pc Bathroom 12.25 Ft x 5.83 Ft

Bedroom 17.00 Ft x 16.42 Ft

4pc Bathroom 9.83 Ft x 10.83 Ft

2pc Bathroom 5.92 Ft x 8.17 Ft

Listing Presented By:



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