

109 Roxboro Road SW  
Calgary, Alberta

MLS # A2198682



**\$4,299,900**

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|------------------|--|---------------|------------------|
| <b>Division:</b> | Roxboro  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 4,228 sq.ft.   | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Heated Driveway, Quad or More Attached                         |               |                  |
| <b>Lot Size:</b> | 0.14 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Lawn, Level, Low M |               |                  |

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|--------------------|---------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, In Floor, Forced Air | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -    |

**Features:** Bar, Bookcases, Built-in Features, Chandelier, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Stone Counters, Tankless Hot Water, Wired for Data, Wired for Sound

**Inclusions:** N/A

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, brought to life by the award-winning Tyrrell Custom Homes, is the result of a visionary collaboration between McDowell & Associates 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. Descend to the lower level, where indulgence and innovation take center stage. A striking four-car garage, framed by a breathtaking glass wall, is more than a place to park, it is a gallery for your most prized automobiles. A private elevator connects all levels, offering both convenience and an added touch of extravagance. The entertainment experience is elevated with a sophisticated wet bar, a spacious recreation room, and a state-of-the-art home gym, ensuring that every moment whether of relaxation or revelry is imbued with elegance. A private guest suite with a full bath completes the lower level, offering a serene retreat for visitors. This home is not just a house; it is a testament to a life well lived. A rare offering in one of Calgary's most sought-after communities, this residence is a masterpiece of architecture and design, awaiting its discerning new owner.