

**3033 1st Street SW  
Calgary, Alberta**

**MLS # A2279408**



**\$3,695,000**

<b>Division:</b>	Roxboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,407 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Low Maintenance Landscape, Private		

<b>Heating:</b>	Boiler, In Floor, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** 1 full size refrigerator, 2 X fridge Drawers, 2 X freezer drawers, 1 wine Fridge, 1 bar fridge, All TVs w/ brackets, Audio Rack/Equipment in mud room, All Recessed/roof mounted Speakers

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-grade garage dehumidifier, a central vacuum system, water softener, and a robust, low-maintenance building envelope designed for long-term durability and comfort. Designed for entertaining, the west-facing backyard and rear patio offer a gas-assisted wood-burning fireplace and professionally designed low-maintenance landscaping, extending the living experience outdoors, while comprehensive inclusions such as custom electric window coverings, a fully integrated audio-visual system with built-in speakers and televisions, garage door openers, ensure the home is entirely move-in ready, making this a truly turnkey offering that delivers architectural distinction, functional intelligence, and a refined standard of living rarely found in today's market.