



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**109 Roxboro Road SW**  
**Calgary, Alberta**

**MLS # A2140325**



**\$4,400,000**

<b>Division:</b>	Roxboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,248 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Private Electric Vehicle Charging Station(s), Quad or More Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Street Lighting, Underground Sprinklers		

<b>Heating:</b>	Fan Coil, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Central Vacuum, Double Vanity, Elevator, High Ceilings, Kitchen Island, Pantry, Recreation Facilities, Smart Home, Steam Room, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

Welcome to The Roxwell, where luxury meets distinction in the heart of Roxboro, Calgary's most coveted enclave. Crafted by Tyrrell Custom Homes, winners of the prestigious 2021 BILD award, this transitional masterpiece sets a new standard in upscale living. Designed by the renowned Mcdowell & Associates in collaboration with Paul Lavoie Interior Design, The Roxwell boasts a timeless aesthetic that seamlessly blends sophistication with comfort. Nestled on a serene tree-lined street, this brand-new residence offers unrivaled convenience, mere moments from downtown and the city's finest parks. Step inside to discover a sanctuary of elegance, where the main floor welcomes you with soaring 10-foot ceilings and sun-drenched interiors courtesy of expansive south-facing windows and doors. The seamless transition from indoor to outdoor living is exemplified by a captivating outdoor room, complete with a wood-burning fireplace and Infratech overhead heaters, perfect for year-round entertaining. Descending to the lower level, prepare to be enchanted by an array of extraordinary amenities that elevate The Roxwell to a league of its own. A four-car garage, adorned with a striking glass wall, stands as a testament to both functionality and architectural elegance. Equipped with an elevator seamlessly connecting all levels, convenience meets extravagance in this meticulously designed space. Indulge in the ultimate in entertainment and relaxation within the confines of the lower level. A wet bar invites convivial gatherings and sophisticated soirées, while the recreation room offers endless opportunities for leisure and enjoyment. Whether unwinding with a glass of fine wine or hosting lively gatherings with friends and family, this space sets the stage for unforgettable moments. Maintain a healthy lifestyle without leaving the comforts of home in the

state-of-the-art gym. The lower level offers an additional bath and bedroom, offering privacy and comfort for guests or family members. Photos are representative. Under construction, estimated completed January 2025.