



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

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**846 Rideau Road SW**  
**Calgary, Alberta**

**MLS # A2151085**



**\$4,950,000**

<b>Division:</b>	Rideau Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,802 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Irregular Lot, Private, Rectangular L		

<b>Heating:</b>	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>	Brick, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Situated on prestigious Rideau Road, backing onto the banks of the Elbow River, this executive family home designed by William Blake awaits! Featuring over 5,452 sq. ft of luxurious living space on 3 levels including a sleek and modern designed open concept floor plan plus a total of 5 bedrooms. The main level welcomes you with a grand foyer leading into the home with gleaming wide plank hardwood floors, high ceilings with wood accent beams, central hall plan flanked with modern living spaces including a den/office with floor to ceiling glass walls and door, expansive wine room wrapped in glass from each angle with a substantial tasting space and leads effortlessly into the main living areas including a gourmet kitchen showcasing granite counters, large raised breakfast bar, wall of custom Bloom cabinetry including a Subzero fridge, Miele convection oven, built-in Miele coffee machine, plus a 6 burner Wolfe double oven including a griddle and BBQ grill. The open dining area with ample space to hold large family gathering sides onto the living room complete with a wood-burning fireplace wrapped in concrete shelving and storage. Floor to ceiling windows on the entire back of the house which open to the stunning backyard with and a substantial patio with a built-in outdoor kitchen, TV and dining space plus a sunken hot tub with covered bench seating for added privacy. Additionally, there is a 2 piece guest bath, laundry and mudroom with storage providing direct garage access on the main level. Follow the gorgeous staircase with glass inserts to the second level where tranquility awaits featuring 4 bedrooms each with large curved windows and vaulted ceilings including the opulent master suite with a large walk-in closet and luxurious 5 piece ensuite. Bedrooms 2 and 3 each with ensuites plus a 5 piece guest bath. The fully developed lower level was just remodeled and

boasts a large family/recreation room, gym area, 5th bedroom with a 3 piece ensuite plus a 3 piece guest bath. This incredible home was designed for flawless indoor/outdoor entertaining. Additional features include a double attached garage with new epoxy floor, new fully developed lower level, 2 ac units and generator, plus the seller purchased the riparian rights to the river for even more space to call your own. Situated on a 9,322 sq. ft private lot with outstanding river and park views plus the location is second to none with everything within walking distance - Rideau School, the bridge that takes you across to the Glencoe Club, city pathways and parks plus minutes to shopping, dining and entertainment on trendy 4th Street and 17th Avenue.