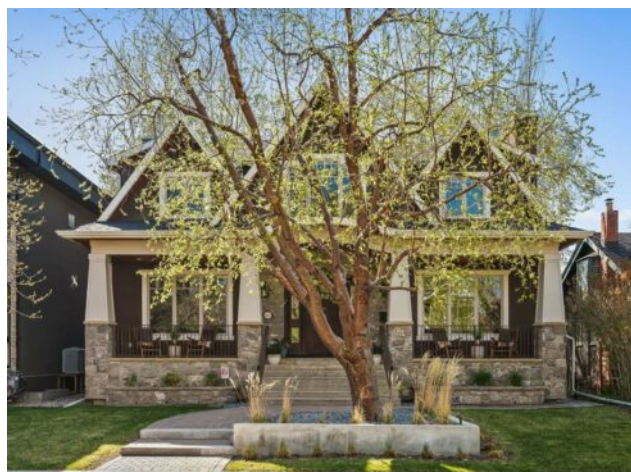


3025 3 Street SW  
Calgary, Alberta

MLS # A2218248



**\$3,499,900**

<b>Division:</b>	Roxboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,792 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, In C		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Features:** Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Dishwasher X 4, Hot water on Demand

A Roxboro Masterpiece &mdash; Luxury Living in One of Calgary's Most Prestigious Communities. Nestled on the coveted 3rd Street, this architectural masterpiece&mdash;originally custom built by McKinley Masters offers over 5,850 sq ft of meticulously developed space, crafted for those who value exceptional quality, timeless design, and seamless indoor-outdoor living. From the moment you step inside, you'll sense the uncompromising attention to detail. Rich millwork, coffered ceilings, and designer lighting set the tone, while an open-concept layout makes entertaining effortless. The heart of the home is the spectacular main living area where the living room, dining space, and state-of-the-art kitchen flow together in perfect harmony. A custom NanaWall opens fully to reveal a west-facing outdoor sanctuary designed for year-round enjoyment. Featuring IPE Brazilian hardwood decking, overhead infrared heaters, a brand-new hot tub, wood-burning fireplace with nat gas assist, and motorized privacy screens, this outdoor space transforms with the seasons&mdash;whether you're hosting summer soir&eacute;es or cozy winter evenings by the fire. The chef's kitchen is a true culinary playground, outfitted with high end appliances, dual ovens, two dishwashers, wine fridge, and a butler's pantry complete with filtered water, a direct water line for your espresso machine, and hot water on demand. Whether preparing a gourmet meal or casual brunch, this kitchen performs with style and ease. Across from the kitchen, the family room invites you to unwind beside a charming gas fireplace, while the elegant formal living room offers a more refined space for conversation or post-dinner cocktails. The main level also features a distinguished front-facing office bathed in natural light, adorned with intricate millwork is perfect for working from

home in comfort and style. Ascend to the second level and discover a luxurious primary retreat designed for total relaxation. A private lounge area, coffee/wine bar with dishwasher and filtered water, heated balcony, and a walk-in closet that rivals a boutique all lead to a truly spa-inspired ensuite with a steam shower, in-floor heating, and dual vanities. Two additional bedrooms, a full bath, and a flexible office/music room that could serve as a 4th bedroom complete the upper floor. The lower level is built for entertainment and wellness. A stunning custom bar with wine fridge and dishwasher takes center stage beside a one-of-a-kind wine cellar and cold room. Shoot pool, play shuffleboard (both included), or host game day gatherings in this stylish and functional space. A full home gym adds convenience, while a spacious guest suite provides comfort for visitors. Additional Features: fully finished, heated garage with epoxy floors includes two electric car chargers and storage. Lutron home automation throughout, Sonos sound throughout, dual A/C units and furnaces, steam humidifiers, Gemstone exterior lights, irrigation, and artificial turf/low maintenance landscaping.