

## 780-897-4003

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## 530 Crescent Road NW Calgary, Alberta

MLS # A2193760



\$3,999,999

Division:	Rosedale				
Type:	Residential/House				
Style:	3 (or more) Storey				
Size:	3,213 sq.ft.	Age:	2015 (10 yrs old)		
Beds:	3	Baths:	4 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.08 Acre				
Lot Feat:	Rectangular Lot, Views				

Heating:	Forced Air, Natural Gas	Water:	-	
Floors:	Carpet, Ceramic Tile	Sewer:	-	
Roof:	Membrane	Condo Fee:	-	
Basement:	Finished, Full	LLD:	-	
Exterior:	Stucco, Wood Frame	Zoning:	R-CG	
Foundation:	Poured Concrete	Utilities:	-	
Features: Sump Pump(s)	Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home,			

Inclusions: All attached TV's, media equipment, Gate opener

World-class contemporary home on prestigious Crescent Road, boasting an impressive 3800 square feet of expertly crafted living space. Panoramic city-skyline and mountain views for 3 seasons.3800sq ft living area From the moment you step inside, this home captivates with its refined elegance and meticulous attention to detail. The main floor exudes sophistication, featuring a stunning living room with a cozy fireplace and seamless access to a front patio with a second fireplace, surrounded by sleek glass railings. Here, the breath-taking downtown skyline becomes your daily backdrop. The heart of the home, the kitchen, is a culinary dream. Its gleaming white cabinetry, state-of-the-art appliances, expansive stone countertops, and a massive island make it both a visual and functional delight. A charming den at the rear of the main floor boasts custom built-ins and opens to a screened-in deck, ideal for enjoying serene moments year-round. There is a discreet powder room and an elevator connecting all 4 levels are integrated into a panelled wall. Ascend the graceful curved staircase or take the elevator to the second level, where two primary suites await. The first primary bedroom is a haven of luxury with a full sized window with the beautiful view of Downtown, featuring a spa-like 5-piece ensuite with heated floors, an expansive dressing room and built-in bed. The second bedroom also includes its own ensuite, offering comfort and style in equal measure. A convenient laundry room completes this floor. The top level is designed for ultimate relaxation and entertainment, with a spacious bonus room outfitted with a wet bar, fridges, large TV, and sound system. Slide open the doors to reveal the upper patio, where a fireplace and jaw-dropping panoramic views await. This level also includes a third bedroom and a sleek 3-piece bath. The lower level is currently utilized as a gym

