

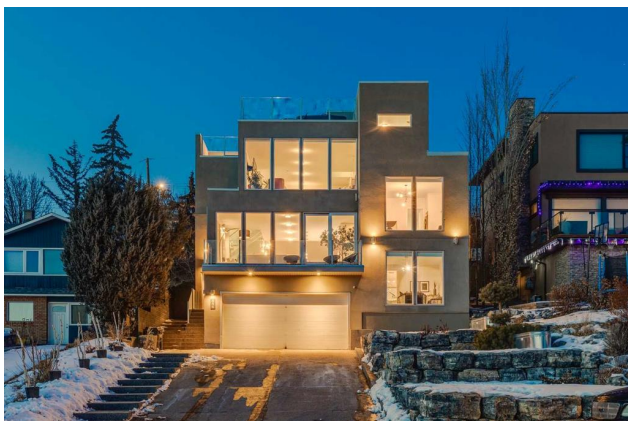


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**856 BRIDGE Crescent, Calgary T2E 5B5**

MLS® #: **A2117347** Area: **Bridgeland/Riverside** Listing Date: **03/28/24** List Price: **\$1,699,999**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **5,726 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,049**  
Low Sqft:  
Ttl Sqft: **3,049**

DOM

**52**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **5 Level Split**

Parking

Ttl Park: **3**  
Garage Sz: **3**

Access:

Lot Feat:

**Back Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Private,Rectangular Lot,See Remarks,Sloped,Steep Slope,Views**

Park Feat:

**Double Garage Attached,Garage Faces Front,Heated Garage,Secured,See Remarks,Side By Side,Tandem**

Utilities and Features

Roof: **Asphalt,Membrane**  
Heating: **Boiler,In Floor**  
Sewer:  
Ext Feat: **Balcony,Other,Private Yard**

Construction: **Concrete,Stucco**  
Flooring: **Concrete**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	25`4" x 9`1"
Living Room	Main	20`0" x 15`11"
Foyer	Main	8`8" x 4`2"
Office	Main	13`10" x 12`10"
Exercise Room	Lower	13`9" x 12`6"
Mud Room	Lower	12`5" x 8`8"

Room	Level	Dimensions
Dining Room	Main	11`0" x 9`6"
Family Room	Main	25`0" x 14`2"
Play Room	Main	15`0" x 13`9"
Other	Lower	15`0" x 13`3"
Laundry	Lower	6`11" x 5`9"
Furnace/Utility Room	Lower	12`6" x 7`2"

Bedroom - Primary	Upper	23`5" x 17`0"	Bedroom	Main	13`10" x 11`5"
Bedroom	Main	13`10" x 11`5"	Bedroom	Lower	14`9" x 13`1"
Bedroom	Lower	14`10" x 13`2"	2pc Bathroom	Main	5`6" x 4`5"
4pc Bathroom	Lower	12`8" x 5`0"	5pc Ensuite bath	Main	13`10" x 6`0"
5pc Ensuite bath	Upper	26`2" x 7`10"			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C2**  
Legal Desc: **6548GS**

Remarks

Pub Rmks: **Welcome to the pinnacle of contemporary living at this stunning custom build residence, offering iconic city views, incredible open layout, vaulted ceilings and sleek finishings throughout. Perched along desirable Bridge Crescent, this modern marvel ensures maximum privacy with open concept living and sun-filled principle rooms, making it the ultimate entertainers dream. Upon arrival, you're greeted by a glass enclosed staircase leading you up to the main living area with 10 foot ceilings vaulted to an astounding 18 feet. This compound exudes unique opulence, boasting 5 bedrooms, 4 bathrooms, multiple living areas and just under 4,500 square feet of total developed living space. Featured within this modern masterpiece, is a state-of-the-art gourmet kitchen and sun filled living room with access to the South balcony overlooking downtown views of our growing cosmopolitan city. The striking crimson chefs kitchen features premium stainless steel appliances, dual pull-out dishwashers, quartz countertops and massive island. Upstairs, you will find the distinctive primary bedroom with an elevated ensuite paying homage to sleek boutique hotel design boasting dual vanities, soaker tub and two-person step-in shower offering downtown views. The unique 5-split layout offers separate living levels, where there's an additional 4 bedrooms. The kids will love the custom built-in bunk beds and on the lower levels, there are two separated guest quarters with additional sitting room, laundry and full bathroom. This distinguished home showcases a remarkable roof top patio space offering panoramic 180 degrees of downtown Calgary and Bridgeland, secluded backyard with impressive outdoor cooking and eating area, abundant green space with 12 and 13 ft. retaining walls (a \$130k investment to ensure proper drainage), fitness studio in the basement, 3-car detached garage with a tandem side, heated driveway and radiant in-floor heat throughout. This hilltop sanctuary is a breathtaking private oasis offering the ultimate luxury lifestyle of elegance and solitude.**

Inclusions: **Negotiable: Wardrobes/ Closets In Bedrooms, Shelving In Garage, Washer & Dryer**  
Property Listed By: **Charles**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









