



THE
A-TEAM

**RE/MAX
FIRST**

530 CRESCENT Road, Calgary T2M 4A5

MLS® #: **A2123289**

Area: **Rosedale**

Listing Date: **04/19/24**

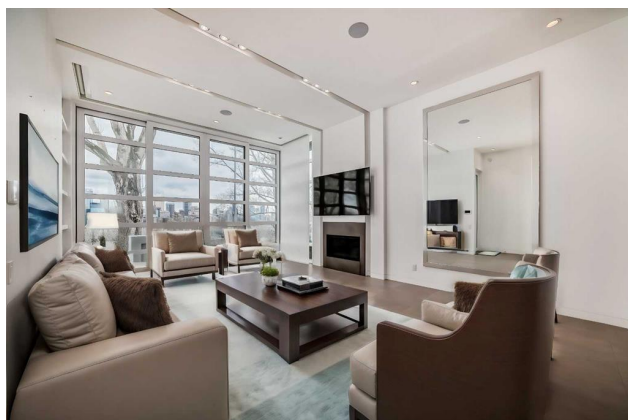
List Price: **\$4,500,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**
Lot Information
Lot Sz Ar: **3,293 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,127**
Low Sqft:
Ttl Sqft: **3,127**

DOM

30
Layout
Beds: **3 (3)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Views

Double Garage Attached, Garage Faces Rear, Off Street

Utilities and Features

Roof: **Membrane**
Heating: **Forced Air**

Sewer:
Ext Feat: **Lighting, Private Entrance, Private Yard**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, Central Vacuum, Elevator, Kitchen Island, Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`9" x 16`7"
Dining Room	Main	15`3" x 13`4"
Office	Main	9`11" x 12`4"
Bedroom	Second	12`11" x 13`11"
5pc Ensuite bath	Second	
3pc Ensuite bath	Second	
3pc Bathroom	Third	

Room	Level	Dimensions
Living Room	Main	14`11" x 22`4"
Sunroom/Solarium	Main	12`3" x 10`2"
Bedroom - Primary	Second	14`11" x 17`1"
Bedroom	Third	12`11" x 11`2"
2pc Bathroom	Main	
Game Room	Third	13`4" x 24`11"
3pc Bathroom	Basement	

Exercise Room	Basement	13`8" x 12`9"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:		Zoning: R-C1	
	2187V		Remarks
Pub Rmks:	Open house Sunday May 19 @ 1-3pm. Indulge in the epitome of luxury living with this breathtaking home situated along Crescent Road NW, boasting unparalleled views of downtown Calgary and the majestic Rocky Mountains. Boasting over 3800 square feet of developed living space, this meticulously designed residence features 3 bedrooms, 4.5 baths, and a host of upscale amenities like an elevator that connects all 4 levels. As you enter, you're greeted by a front patio with a fireplace offering sweeping vistas of the city skyline. 10' ceilings on the main floor exudes modern sophistication showcasing a state-of-the-art kitchen with sleek design elements. A convenient rear office space, perfect for remote work or study that connects to a 3 season room to entertain outside. Ascending to the second floor, you'll discover a lavish master retreat, complete with a sumptuous 5-piece ensuite bath, providing a private oasis for relaxation and rejuvenation. Additionally, a second bedroom with its own 3-piece ensuite offers comfort and privacy for guests or family members. On the top floor, a spacious family room awaits, accompanied by a third bedroom and a sprawling patio offering panoramic views of downtown and the Rocky Mountains, creating an idyllic setting for entertaining or simply enjoying the scenery. For the health-conscious homeowner, a home gym in the basement provides the perfect space for maintaining an active lifestyle. Additionally, the rear entry attached garage is EV ready, the heated driveway will melt the snow automatically, secured front and back gates plus a full alarm system with cameras, catering to modern convenience and sustainability. Experience the pinnacle of luxury living in this exquisite Crescent Road NW residence, where every detail has been thoughtfully curated to elevate your lifestyle. Don't miss your opportunity to call this prestigious address your home. Schedule your private viewing today and prepare to be captivated by the elegance and charm of this remarkable property. Call today and book a private showing! Don't miss this chance to own this gorgeous house!		
Inclusions: Property Listed By:	All attached TV's, media equipment, Gate opener Century 21 Bravo Realty		

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



