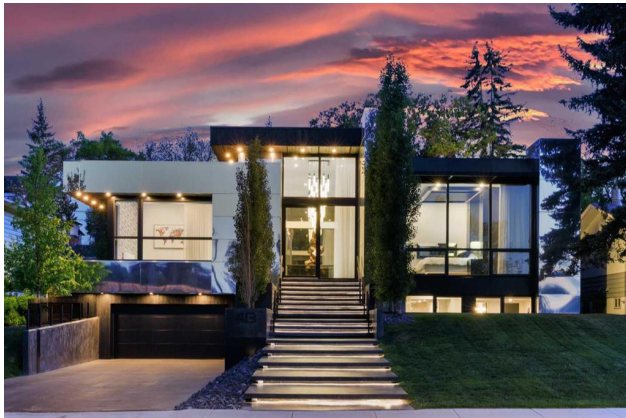


413 CRESCENT Boulevard, Calgary T2S 1K6

MLS® #: **A2138708** Area: **Elboya** Listing Date: **06/14/24** List Price: **\$3,200,000**
 Status: **Active** County: **Calgary** Change: **-\$217k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **9,675 sqft**
 Lot Shape: **75'x129**

Finished Floor Area
 Abv Sqft: **2,947**
 Low Sqft:
 Ttl Sqft: **2,947**

DOM

159
Layout
 Beds: **3 (2 1)**
 Baths: **4.5 (4 1)**
 Style: **Bungalow**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot,See Remarks**
 Park Feat: **Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Flat**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Built-in Barbecue,Lighting,Private Yard,Storage**

Construction:
See Remarks,Silent Floor Joists,Wood Frame,Wood Siding

Flooring:
Hardwood,See Remarks

Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Gas Water Heater,Humidifier,Microwave,Refrigerator,See Remarks,Warming Drawer,Washer,Window Coverings**

Int Feat: **Breakfast Bar,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Sauna,See Remarks,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------|-------|----------------|-------------------|-------|---------------|
| Living Room | Main | 25`2" x 18`5" | Kitchen | Main | 18`5" x 16`2" |
| Dining Room | Main | 19`0" x 16`3" | Bedroom - Primary | Main | 17`3" x 15`1" |
| Walk-In Closet | Main | 17`3" x 8`11" | 5pc Ensuite bath | Main | 15`4" x 12`5" |
| Bedroom | Main | 13`10" x 13`5" | Walk-In Closet | Main | 5`11" x 4`6" |

| | | | | | |
|-----------------------------|-----------------|----------------------|-------------------------|-----------------|----------------------|
| 4pc Ensuite bath | Main | 8`1" x 6`6" | Pantry | Main | 11`9" x 10`5" |
| Foyer | Main | 10`7" x 8`11" | Den | Main | 13`4" x 7`11" |
| 2pc Bathroom | Main | 6`3" x 5`1" | Family Room | Basement | 25`1" x 20`3" |
| Play Room | Basement | 14`0" x 11`8" | Bedroom | Basement | 17`6" x 11`8" |
| Walk-In Closet | Basement | 5`0" x 4`6" | 4pc Ensuite bath | Basement | 7`9" x 4`11" |
| Mud Room | Basement | 13`0" x 9`7" | Laundry | Basement | 7`4" x 5`2" |
| 3pc Bathroom | Basement | 11`1" x 7`11" | Sauna | Basement | 7`11" x 4`3" |
| Furnace/Utility Room | Main | 13`10" x 8`7" | Exercise Room | Basement | 16`4" x 15`5" |
| Other | Basement | 13`1" x 9`1" | | | |

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7658HA**

Zoning: **R-C1**

Remarks

Pub Rmks: **Stunning Luxury in Elboya. This Magnificent Contemporary Bungalow w 5,135SF of developed living space is designed for families & entertaining. The stunning curb appeal w undermount lite walkway, mirrored panels, wood exterior & flr to ceiling windows is sure to please & impress. The Grand Foyer w 16' ceiling & 3 Chandeliers features an open flr plan. Decorated in light contemporary wall colours w contrasting dark hardwd, porcelain highlights & automated window treatments throughout the main level. A Gourmet Kitchen features 2" Quartz Counters, food prep island, seating for 5, numerous full height soft touch cabinets & drawers, pantry & Dacor SS appliances. The open flr plan features varying 12' & 16'ceilings w floor to ceiling windows & European style glass patio doors providing views of the patios & south facing rear yard. Formal dining area w seating for 8 to 12, large expansive family room w flr to ceiling windows, porcelain feature wall, linear gas fireplace & wine cabinet. Den/office w Built in desk, cabinets & smoked glass feature wall. Primary bedroom w built in Kingsize California style bed, walk through closet w cabinets, make up counters, mirrors & side lighting, 5-pce ensuite w porcelain walls, double sinks, classic Valley "High Heel style tub" w waterfall faucet, standalone shower, water closet & heated porcelain floors. The 2nd bedrm has a floral wallpaper feature wall, large windows that provide an abundance of natural light, hardwood flrs, walk in closet & 4-pce ensuite w heated flrs. The Main level is completed w a 2-piece guest bath, high ceiling, chandelier, contemporary cabinet, sink w gold style wall faucet w bold black & gold striped wallpaper. A large mud room features coat hooks & cabinets w doors. The elegant Contemporary lower-level features open riser stairs, smoked glass rail, 9'ceilings, pot lights, South facing floor to ceiling windows & European style glass patio doors to the walkout courtyard. Black polished Epoxy floors w infloor heat throughout. Porcelain Feature wall highligts. Large family room w built in white lacquered cabinets, wet bar w white soft touch cabinets, floating shelves w undermount lighting, black 2" quartz counters w seating for 5. Play/lounge area for children. 3rd bedrm, inflr heat, large window, walk in closet, 4-pce ensuite w glass barn door style tub/shower enclosure. Gym w smoked glass surround, sauna, 3-pce ensuite w shower, heated flr, ceiling glass wall w access to courtyard. Laundry w full size cabinets & quartz counter. Completing the lower level is a large mudrm w full size cabinets & access to the finished triple garage w heated epoxy floors. The adjoining mechanical rm includes 2 furnaces, central AC, inflr boiler system, hot water tank, electrical panel & assorted cables. Completely landscaped w new fence, black concrete Patio w built in BBQ, counters, cabinets & overhead extended roof w potlights. There is a 2nd patio from the living room & walk down access to the rear courtyard.**

Inclusions: **Hot Tub, Alarm. Refer to Supplements Features & Upgrades for Complete Appliance List & Brand Names**
 Property Listed By: **RE/MAX House of Real Estate**

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





