

**413 CRESCENT Boulevard, Calgary T2S 1K6**

MLS® #: **A2138708** Area: **Elboya** Listing **06/14/24** List Price: **\$3,200,000**  
 Status: **Active** County: **Calgary** Date: 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

**106**  
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"

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

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**

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