



THE
A-TEAM

**RE/MAX
FIRST**

530 CRESCENT Road, Calgary T2M 4A5

MLS®#: **A2164312**

Area: **Rosedale**

Listing Date: **09/12/24**

List Price: **\$4,100,000**

Status: **Active**

County: **Calgary**

Change: **-\$299k, 04-Nov**

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: **3,182**

Low Sqft:

Ttl Sqft: **3,182**

DOM

69

Layout

Beds: **3 (3)**

Baths: **4.5 (4 1)**

Style: **3 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Rectangular Lot,Views**
Park Feat: **Double Garage Attached,Garage Faces Rear,On Street**

Utilities and Features

Roof: **Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),Balcony,BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Built-in Features,Closet Organizers,Elevator,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Sump Pump(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 22`3"
Kitchen	Main	14`9" x 15`5"
Bedroom - Primary	Second	12`5" x 17`0"
Laundry	Second	8`8" x 9`1"
Bedroom	Third	11`0" x 13`0"
Exercise Room	Lower	12`8" x 13`8"
3pc Ensuite bath	Second	

Room	Level	Dimensions
Dining Room	Main	13`2" x 15`2"
Den	Main	10`0" x 12`4"
Bedroom	Second	12`10" x 13`10"
Bonus Room	Third	13`0" x 25`0"
Foyer	Lower	11`4" x 12`3"
2pc Bathroom	Main	
5pc Ensuite bath	Second	

3pc Bathroom

Third

3pc Bathroom
Legal/Tax/Financial

Lower

Title:
Fee Simple
Legal Desc:

2187V

Zoning:
R-C1

Remarks

Pub Rmks: **OPEN HOUSE SUN NOV 17TH FROM 1-3! Welcome to a masterpiece of modern luxury, nestled on one of Calgary's most prestigious streets. 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 breathtaking 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. 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, 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. On the lower level, you'll find a thoughtfully designed entry with built-in storage and seating, a private gym, and another bathroom complete with a luxurious steam shower. The heated double garage includes rough-in for an EV charger, while the heated driveway and sidewalks ensure year-round comfort. Experience the pinnacle of luxury living in this exquisite Crescent Road residence, where every detail has been thoughtfully curated to elevate your lifestyle. Don't miss your opportunity to call this prestigious address your home. Simply unforgettable...**

Inclusions: **Beds in both bedrooms upstairs, 2 TV's in gym, TV and sound system in bonus room**

Property Listed By: **eXp Realty**

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













