



THE
A-TEAM

**RE/MAX
FIRST**

738 CRESCENT Road, Calgary T2M 4A7

MLS®#: **A2172202**

Area: **Rosedale**

Listing Date: **10/15/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **6,200 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,077**

Low Sqft:

Ttl Sqft: **4,077**

DOM

67

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Street Lighting,Rectangular Lot,Views**
Park Feat: **Double Garage Attached,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dog Run,Fire Pit,Private Yard**

Construction: **Stone,Stucco**
Flooring: **Carpet,Hardwood,Stone,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Warming Drawer,Washer,Water Distiller,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Wired for Sound,Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	16`9" x 13`10"
Office	Main	29`7" x 12`2"
Breakfast Nook	Main	15`3" x 15`1"
Bedroom - Primary	Second	20`5" x 15`1"
Bedroom	Second	12`11" x 12`0"

Room	Level	Dimensions
Living Room	Main	20`11" x 15`2"
Kitchen	Main	25`1" x 12`2"
Family Room	Main	16`6" x 16`5"
Bedroom	Second	13`4" x 11`3"
Den	Second	16`6" x 13`5"

Laundry	Second	10`9" x 8`3"	Game Room	Lower	25`6" x 24`6"
Wine Cellar	Lower	7`2" x 7`1"	Game Room	Lower	13`10" x 13`5"
5pc Ensuite bath	Second	18`0" x 14`8"	5pc Bathroom	Second	10`10" x 9`5"
2pc Bathroom	Main	8`8" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2895AC**

Zoning:
R-CG

Remarks

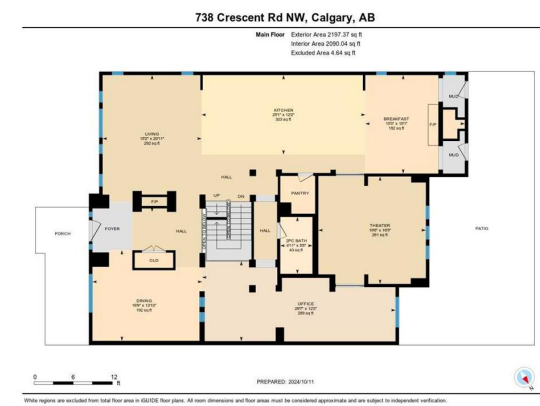
Pub Rmks: **Experience timeless elegance and modern comfort in this one-of-a-kind home on the prestigious Crescent Road. Designed to impress, this custom-built residence offers exceptional views of Calgary's downtown skyline and the river valley. Inside, an open-concept floorplan showcases premium craftsmanship and thoughtful design throughout. A Chef inspired kitchen with premium appliances including a gas cooktop, double wall ovens and warming drawers, ample counter space and a built-in coffee station. Open to living room and steps to formal dining room, both with stunning skyline views. Private media room next to spacious office and library complete the main floor. Gracious primary bedroom with vaulted ceilings, fireplace, views of downtown and the river valley, huge walkthrough closet and ensuite with double vanities, soaker tub and walkthrough shower with steam. Two additional bedrooms, each with their own walk-in closets, share a smartly finished bathroom with double vanity and steam shower. A large den with built-in desk and shelving featuring a gas fireplace and stunning views through the south facing windows complete the upper floor. The lower level is a dream for car enthusiasts and entertainers alike, featuring a showroom-style garage which could be converted to a home gym, a rec room, a games room, wet bar, full bath and wine room. The home's exterior features classic stone and wood accents, exuding warmth and charm. Step onto the inviting front porch, perfect for enjoying morning coffee or evening sunsets. The private, treed backyard is an oasis, complete with a cozy firepit, ideal for gatherings with family and friends. This exceptional home is a rare opportunity to live in one of Calgary's most sought-after locations. Don't miss the chance to make it yours!**

Inclusions: **Built-in Coffee Maker, All Built-in Speakers, All TV's, Bar Dishwasher**
 Property Listed By: **Royal LePage Solutions**

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









738 Crescent Rd NW, Calgary, AB

2nd Floor Exterior Area: 1879.25 sq ft
Interior Area: 1777.50 sq ft
Sched. Area: 97.50 sq ft



PREPARED: 2024/10/11

Minor regions are excluded from total floor area in RESIDEX floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



