



THE
A-TEAM

**RE/MAX
FIRST**

524 CRESCENT Road, Calgary T2M 4A5

MLS®#: **A2177760** Area: **Rosedale** Listing Date: **11/06/24** List Price: **\$2,799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,720**
 Low Sqft:
 Ttl Sqft: **2,720**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Landscaped,Treed,Views**
 Park Feat: **Alley Access,Garage Faces Rear,Oversized,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,Washer**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,Crown Molding,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------|-----------------|------------------------|--------------------------|-----------------|-----------------------|
| Kitchen | Main | 15`5" x 14`8" | Dining Room | Main | 12`6" x 12`0" |
| Family Room | Main | 12`11" x 11`11" | Living Room | Main | 23`4" x 11`11" |
| Foyer | Main | 13`2" x 8`3" | Storage | Basement | 13`8" x 13`3" |
| Game Room | Basement | 23`6" x 14`8" | Office | Upper | 14`1" x 8`9" |
| Laundry | Upper | 7`7" x 5`1" | Mud Room | Main | 6`3" x 4`8" |
| Wine Cellar | Basement | 14`6" x 5`0" | Bedroom - Primary | Upper | 22`0" x 17`6" |

Bedroom
Bedroom
3pc Bathroom
4pc Ensuite bath

Upper
Basement
Basement
Upper

15`7" x 10`9"
11`8" x 11`7"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
2pc Bathroom
4pc Bathroom

Upper
Main
Upper

15`7" x 12`8"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2187V

Zoning:
R-CG

Remarks

Pub Rmks: **Nestled in one of Rosedale's most coveted streets is this iconic red brick gem sitting high atop McHugh Bluff. Boasting over 4,000 sq ft of developed living space with all the architectural craftsmanship you'd expect in an estate home while noting that every detail has been thoughtfully curated to elevate your lifestyle. Inside this grand centre hall plan are gleaming hardwood floors, 9' ceilings, and gorgeous wainscotting and crown moulding throughout. The open floor plan combines a formal living room, family room with gas fireplace, and crafted kitchen with plenty of room for a central breakfast nook. Culinary enthusiasts will love the kitchen with its warm wood cabinetry, custom hood fan, glorious granite counters, and centre island. French doors open to the formal dining room where thoughtfully prepared dinners can be enjoyed as guests take in the stunning downtown skyline. As you ascend to the second level you'll find a tranquil primary retreat complete with a walk-in closet, lavish ensuite and private balcony unveiling iconic panorama views of the entire downtown skyline, river valley, and breathtaking Rocky Mountains. A convenient laundry room, two bedrooms, separated by double doors, and private home office with two-way gas fireplace completes the level. The fully developed lower level has been thoughtfully designed and incorporates a generous space for a fitness studio, wine cellar complete with brick detailing and wooden wine rack, full bath and fourth bedroom. A spacious rec room offers plenty of room for a games area and showcases a truly remarkable electric fireplace. Make way to your unique kitchenette space where all your snacks and drinks can be stored and readily available during family movie nights. The backyard oasis presents a spacious deck for BBQing and large courtyard where you can enjoy dinners al fresco. Car enthusiasts will love the oversized triple detached garage with additional space along the side for a camper or extra vehicle and all leading out to a paved alley way. This prestigious home is front and centre on the most prestigious view street in the city and is surrounded by million dollar homes, near incredible schools and minutes to SAIT, U of C, and the Foothills Hospital. Come see how special this home truly is!**

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

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











