



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**646 CRESCENT Boulevard, Calgary T2S 1L2**

MLS®#: **A2180290**

Area: **Elboya**

Listing Date: **01/08/25**

List Price: **\$2,989,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **5,984 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,265**

Low Sqft:

Ttl Sqft: **3,265**

DOM

**14**

Layout

Beds: **4 (4 )**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Freezer,Gas Range,Microwave,Refrigerator,Washer,Water Purifier,Wine Refrigerator**  
Int Feat: **Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Breakfast Nook</b>	<b>Main</b>	<b>12`0" x 9`6"</b>	<b>Pantry</b>	<b>Main</b>	<b>8`6" x 6`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`10" x 18`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>18`1" x 11`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 20`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`11" x 20`7"</b>
<b>Office</b>	<b>Main</b>	<b>10`6" x 14`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`1" x 17`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 15`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`11" x 11`4"</b>

4pc Ensuite bath  
Laundry  
3pc Bathroom

Upper  
Upper  
Basement

0`0" x 0`0"  
9`8" x 7`3"  
0`0" x 0`0"

5pc Ensuite bath  
Bedroom - Primary  
Game Room

Upper  
Upper  
Basement

13`7" x 12`9"  
15`4" x 16`9"  
28`1" x 19`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**6153AC**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this breathtaking new build by Southport Custom Homes, located in the prestigious neighborhood of Elboya. This masterfully crafted residence seamlessly blends luxury and functionality, offering an unparalleled living experience for discerning buyers. Boasting four generously sized bedrooms—all conveniently located on the upper level—and four-and-a-half impeccably designed bathrooms, this home ensures ample space and privacy for every member of the family. Upon entry, you are greeted by a grand staircase adorned with expansive windows, filling the space with natural light and creating an inviting, open ambiance. The main floor features 10' ceilings, enhancing the sense of space and grandeur, while the thoughtfully designed open-concept layout showcases bespoke millwork and premium finishes throughout. A private office provides an ideal workspace or study area, while the spacious living room, centered around a sleek, modern gas fireplace, exudes both warmth and elegance. The chef-inspired kitchen is truly the heart of the home, featuring high-end appliances, custom cabinetry, and a stunning built-in wine feature. A functional butler's pantry offers additional storage and prep space, making it perfect for hosting both intimate family dinners and grand soirees. The adjoining dining area flows seamlessly to the outdoor living space, ideal for entertaining or relaxing. The upper floor boasts 9' ceilings, adding to the home's airy, luxurious feel. The primary suite is a serene retreat, thoughtfully designed with dual walk-in closets and a spa-like ensuite. This sanctuary is complete with a soaking tub, oversized glass shower, dual vanities, and a skylight that bathes the space in natural light. The fully developed basement also features 9' ceilings, extending the living space and enhancing its versatility. A large bonus room can be tailored to your needs—perfect for movie nights, fitness, or recreation. A stylish wet bar adds an extra layer of luxury, creating the perfect space for entertaining. The oversized two-car garage provides generous storage solutions, while the professionally landscaped yard enhances the home's curb appeal. Located in one of Calgary's most sought-after communities, this exceptional property offers convenient access to top-rated schools, vibrant shopping districts, and beautiful parks. Combining timeless design with modern amenities, this home by Southport Custom Homes sets a new standard for upscale living in Elboya. Experience the perfect blend of style, comfort, and sophistication—schedule your private tour today and step into your dream home.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX First**

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





646 Crescent Blvd SW, Calgary, AB

Main Floor Exterior Area 1858.09 sq ft  
Interior Area 1181.29 sq ft



PREPARED: 2024/1/06



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

646 Crescent Blvd SW, Calgary, AB

1st Floor Exterior Area 1808.91 sq ft  
Interior Area 1033.62 sq ft  
Excluded Area 112.23 sq ft



PREPARED: 2024/1/06



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646 Crescent Blvd SW, Calgary, AB

Basement (Below Grade) Exterior Area 1039.74 sq ft  
Interior Area 632.43 sq ft  
Excluded Area 109.61 sq ft



PREPARED: 2024/1/06



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

