



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**530 CRESCENT Road, Calgary T2M 4A5**

MLS®#: **A2193760**

Area: **Rosedale**

Listing Date: **02/14/25**

List Price: **\$3,999,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **3,213**

Low Sqft:

Ttl Sqft: **3,213**

Lot Information

Lot Sz Ar: **3,293 sqft**

Lot Shape:

DOM

**8**

Layout

Beds: **3 (3 )**

Baths: **4.5 (4 1)**

Style: **3 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot,Views**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Membrane**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Entrance,Private Yard**

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,Double Vanity,Elevator,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Sump Pump(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>22`3" x 14`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 13`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`8" x 2`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>11`0" x 10`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`10" x 12`10"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>11`10" x 4`11"</b>
<b>Family Room</b>	<b>Third</b>	<b>24`11" x 13`1"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`7" x 12`9"</b>
<b>Office</b>	<b>Main</b>	<b>12`3" x 9`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`7" x 12`5"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>17`4" x 7`6"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`1" x 4`2"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`1" x 8`8"</b>
<b>Bedroom</b>	<b>Third</b>	<b>12`10" x 11`1"</b>

3pc Bathroom  
Exercise Room  
Furnace/Utility Room

Third  
Basement  
Basement

9'0" x 5'4"  
13'8" x 12'8"  
8'9" x 8'9"

Mud Room  
3pc Bathroom

Basement  
Basement

12'2" x 11'4"  
12'2" x 4'3"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

2187V

Zoning:  
R-CG

Remarks

Pub Rmks:

**Open house on Saturday (12 p.m. - 3p.m.) and Sunday (12 p.m. - 4 p.m.) .World-class contemporary home on prestigious Crescent Road, boasting an impressive 3800 square feet of expertly crafted living space. Panoramic city-skyline and mountain views for 3 seasons.3800sq ft living area 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 breath-taking 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. There is a discreet powder room and an elevator connecting all 4 levels are integrated into a panelled wall. 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 with a full sized window with the beautiful view of Downtown, 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. The lower level is currently utilized as a gym with adjacent steam shower in the full bath. Huge mudroom with bench connects to the attached double garage. Infrastructure includes in-floor heat on the main and lower levels, snowmelt for the driveway, sidewalk and front terrace plus central AC. Extensive home automation features. Secured gates front, automatic back door secured with security cameras! The heated double garage includes supercharger facility for electric vehicles . Don't miss your opportunity to call this prestigious address your home.**

Inclusions:  
Property Listed By:

**All attached TV's, media equipment, Gate opener  
RE/MAX House of Real Estate**

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













