



**GRASSROOTS**  
REALTY GROUP

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**530 Crescent Road NW**  
**Calgary, Alberta**

**MLS # A2228986**



**\$3,995,000**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,108 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Electric Gate, Heated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Views		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Flat Torch Membrane, Flat, Membrane

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Bar, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** AIR/CONDITIONING

Open house Sun.. June 15th. 2:30 TO 4:30, 530 Crescent Road N.W. World-class contemporary home on prestigious Crescent Road. Panoramic city-skyline and mountain views from what is arguably the best block in Rosedale. Brilliantly conceived and executed by the dream team of architect Sean McCormick, designer Paul Lavoie and Riverview Custom Homes. Over 3800 square feet of ultra-luxury living, ideal for couples, empty-nesters or singles. Remarkable bespoke design details and millwork throughout. 10' ceilings in the living room with full-height Reynaers sliding doors out to a beautiful terrace with fireplace. The floor level rises slightly as you move back so the views remain great from the spacious dining room and the sleek and stylish kitchen with quartz waterfall island, excellent storage and Miele appliance package. A discreet powder room and an elevator connecting all 4 levels are integrated into a paneled wall. A double office and a "3 season" room with power-screen complete the main level. Striking sculptural staircase leads up to the gorgeous primary suite with floor-to-ceiling windows, large dressing room and a dazzling ensuite with dual vanity, large shower, free-standing tub and private water closet. Generous laundry room and a second bedroom with ensuite and walk-in closet complete the second level. The top level holds a sprawling media-lounge with home theatre system, wet bar (2 Subzero fridges) and a private terrace with flame table, south exposure and mountain views. Also a third bedroom and full bath on this level. The lower level is currently utilized as a gym with adjacent steam shower bath. Huge mudroom connects to the immaculate double garage. Infrastructure includes in-floor heat on the main and lower levels; snowmelt for the driveway, sidewalk and front terrace; and central air conditioning. Extensive home

automation system that controls many aspects of the home. Secured gates front and back for perimeter control plus full alarm system with cameras. An exceptionally fine property that cannot be duplicated! Check out the video reel icon.