



**GRASSROOTS**

REALTY GROUP

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**504 Crescent Boulevard SW  
Calgary, Alberta**

**MLS # A2288726**



**\$1,599,900**

<b>Division:</b>	Elboya		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Boiler, None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** TVs and TV mounts (2), security system panel, phantom screens on kitchen and backyard doors, fireplace screen and tools

Tucked beneath a canopy of mature trees on an elevated corner lot in the desirable community of Elboya, this architecturally distinctive four level split offers mid century character and thoughtful contemporary refinement. The striking cedar exterior of the home, and commanding position well above street level create a presence that is quietly extraordinary. Inside, generously proportioned rooms unfold across four levels, providing over 2250 square feet of living space. The main floor is bathed in natural light, with expansive windows framing calming views of the surrounding magnificent trees. Entertain to your heart's delight with the spacious formal living room and dining room, or relax in front of the inviting wood burning fireplace. The kitchen is certainly the heart of this home. It has a rich warm aesthetic, with custom full height maple cabinetry, a stunning copper range hood, and granite countertops. The butcher block island has been home to years of after school conversations, and dinner prep chats over a glass of wine. The upper level has three bedrooms, including a serene and spacious primary retreat with ensuite. The second full bath features a vintage clawfoot soaker tub, rainfall showerhead, and slate countertop. At grade level is a bright and spacious family room, that offers tremendous versatility and has direct access to the back yard and garage. Below, is a large media room that could also be used as a home gym, studio, or guest suite. This level also has a third full bath, a large wine cellar / storage room, and laundry room. The spacious private back yard is exceptional by any measure, with a sweeping lush lawn, multi level deck, and mature landscaping. The lot's elevated position and generous proportions are a rare find in this tier of the inner city. Both adjacent streets are designated playground zones, making this an ideal setting

for families with children. Situated within the coveted Western Canada High School and Elboya School catchments, and just moments from the Elbow River pathways, Stanley Park, and the energy of downtown Calgary, this is an address that delivers on every level, for every stage of life.