



**GRASSROOTS**  
REALTY GROUP

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**31 Windsor Crescent SW  
Calgary, Alberta**

**MLS # A2298088**

**\$3,400,000**



<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,105 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, No Back Lane, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)

**Inclusions:** TVs and TV mounts

A stunning contemporary, energy efficient masterpiece designed by award winning Edward Gallagher Designs, ideally situated on a quiet street backing onto the prestigious Calgary Golf & Country Club. Every detail has been thoughtfully considered, showcasing exceptional craftsmanship and design throughout. The striking and rare teak exterior wood facade sets the tone, complemented by a premium commercial grade window package and an impressive 27 foot sliding and stacking door system that seamlessly connects indoor and outdoor living. Inside, a grand vaulted foyer welcomes you into an open concept main floor, finished with large format Italian ceramic tile and in floor heating throughout. The gourmet kitchen features sleek white high gloss acrylic cabinetry, quartz countertops, and an expansive 12 foot island, along with a full size separate fridge and freezer and a Miele stainless steel appliance package. The living and dining areas are both refined and functional, designed to maximize natural light and the surrounding views. The home continues to impress with a beautifully designed primary retreat, featuring a spa inspired ensuite with a glass enclosed shower, soaker tub framed by expansive windows, and a thoughtfully designed walk in closet with custom built ins. A private loft and two additional spacious bedrooms complete the upper level. The lower level offers a truly unique lifestyle experience. A custom designed space features a rare built in car lift, creating a showcase garage unlike anything else, paired with a dedicated fitness area and an expansive, open concept recreation space ideal for relaxing or entertaining. Clean lines, polished concrete floors, and a modern aesthetic carry throughout. Outdoor living is just as exceptional, with a private, covered patio complete with a fireplace, as well as multiple outdoor spaces to take in the surrounding

green space and golf course views. A truly one of a kind home in an exceptionally rare and sought after location.