



GRASSROOTS
REALTY GROUP

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19 Windsor Crescent SW
Calgary, Alberta

MLS # A2343730



\$2,300,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,954 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, On Golf Course, Treed, Und		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Steam Room, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Security system equipment (no contract)		

Some properties in this city are private. Some are walkable. Almost none are both. Backing directly onto the Calgary Golf & Country Club with a west-facing backyard and no rear neighbours, ever, this custom-built home sits on a quiet crescent just a short stroll from Britannia Plaza, Lina's Italian Market and the Elbow River pathways. Built in 2006 with Insulated Concrete Form construction, European tilt and turn windows and a concrete tile roof, it carries a quiet, solid feel you notice the moment the door closes behind you. And it has just emerged from an extensive renovation designed by Amanda Hamilton Design. Inside, rich hardwood and heated floors lead past a bright front office to the heart of the home, where the renovation shows its full effect. The kitchen has been completely reimagined: cabinetry professionally refinished and reconfigured to open the space, new countertops anchoring a large island, a custom plaster range hood, new backsplash and a new appliance package, all flowing through a fully upgraded butler's pantry with a smooth-finish coffee bar. The adjoining living room now gathers around a full-height tiled fireplace wall with a custom Taj Mahal stone bench and hearth, a true centrepiece, with French doors opening to the backyard beyond. Upstairs, the primary suite is a retreat: a private balcony facing the course through a canopy of mature trees, a walk-in closet, and a 6-piece spa ensuite with steam shower, now finished with a new soaker tub, new countertops, updated fixtures and a custom plaster feature wall. Both additional bedrooms have their own ensuites, and new custom drapery, updated lighting and fresh paint carry through the entire home. The fully developed lower level is built for the evenings you stay in: a soundproofed media room, games area, wet bar and wine cellar, plus a fourth bedroom and full bath. Every basement

window is egress, so a fifth bedroom is an easy conversion. Behind the scenes, everything has been done: a new high-efficiency boiler with upgraded venting, piping, pumps and valves, new on-demand hot water, professionally serviced HVAC and fresh duct cleaning. The heated, oversized attached garage has a new polyaspartic floor, built-in storage and rough-ins for a heated driveway slab. Outside, extensive new landscaping is kept effortless by underground sprinklers, the mature firs wrap the yard in year-round privacy, and the west exposure fills the evenings with golden light. Homes on this stretch of Windsor Crescent rarely come to market, and none come like this.