



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**2920 Toronto Crescent NW**  
**Calgary, Alberta**

**MLS # A2192891**



**\$3,690,000**

<b>Division:</b>	St Andrews Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,771 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, Environmental Reserve, Low Maintenance Landscape, Views		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Bar Fridge, Central AC, Dishwasher, Double Oven, Dryer, Garage Controls, Gas Cooktop, Refrigerator		

Million dollar location! Homes on the coveted Toronto Crescent are a rare find, and this brand new two-storey is no exception in such a breathtaking neighborhood. With sweeping views and modern finishing selections, experience an unrivalled lifestyle tucked away in a peaceful haven and mere steps from a sprawling greenspace. Indulge in thoughtful elegance with this 6 bed 5.5 bath residence, which has been meticulously engineered to combine function and beauty at every turn. Enter into a foyer with soaring ceilings located at the home's center, characterized by pristine hardwood and arched doorways throughout. To your right is the huge dining area curated especially for epic dinner parties and illuminated by south-western facing triple glazed LUX windows. The attached chef's kitchen features stainless steel integrated appliances, including a Wolf Gas Cooktop and built-in Double Oven, white shaker cabinetry, and a subtle butler's pantry in order to maintain a polished look. The adjacent great room showcases vaulted ceilings and a cozy tiled gas fireplace, overlooking the scenic park & city views beyond. On the other end of the main floor is a spacious bedroom with its own ensuite, in addition to a powder room and mudroom with sizeable walk-in closet for storage optimization. The fully insulated, attached triple car garage is the cherry on top! Ascend the wide planked staircase to the second level which features a built-in library at the top and leads into the luxurious primary. Vaulted ceilings, a large walk-in-closet and stunning tiled 5 piece ensuite with dual sinks, soaker tub and shower with bench and product niche can be found here. Three additional bedrooms occupy this level, with two more full bathrooms and a convenient upper level laundry fully fit with a sink, counter space and shelving. The hydronically heated basement is equally as

impressive, with a substantial media area, games room and wet bar with modern black tiled backsplash. It wouldn't be complete without a dedicated wine room to display your collection. The home gym includes floor to ceiling mirrors and ample space for a variety of equipment. An additional bedroom with walk-in closet and another full bathroom is perfect for hosting overnight guests. All bathrooms include quartz countertops, and all bedrooms have lush carpet for maximum comfort. In addition to views and quick access to main thoroughfares, this lot is in the catchment zone for one of the province's top-rated schools — Briar Hill Elementary — with equally renowned middle & high school options. This is your chance to live in a brand new home fit with all the upgrades you could hope for, encompassing 5,268 SF of developed space. Walking distance to shops, restaurants, the University of Calgary and Foothills Hospital. A true inner city oasis aptly surrounded by countless local amenities and desirable attractions. Your dream home awaits. Inquire about potential customizations before it's too late.