

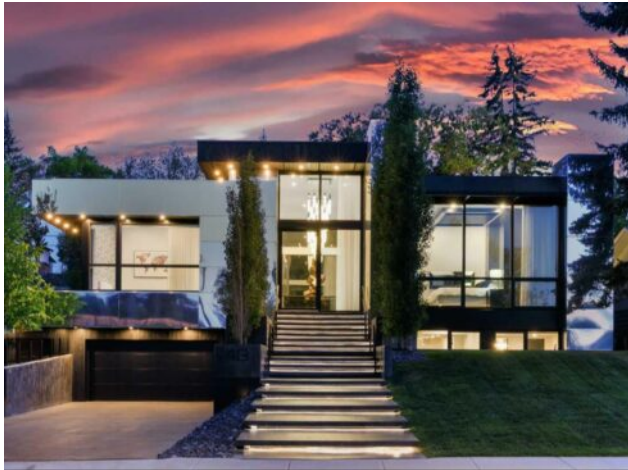


**GRASSROOTS**  
REALTY GROUP

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**413 Crescent Boulevard SW**  
**Calgary, Alberta**

**MLS # A2197621**



**\$3,075,000**

<b>Division:</b>	Elboya		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,947 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Silent Floor Joists, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** Central Vacuum/Attachments, Hot Tub, Garage Cabinet, BBQ, See Detailed List In Supplements

Stunning Luxury in Elboya – This magnificent contemporary bungalow offers nearly 5,300 SF of developed space, designed for families & entertaining. The striking curb appeal features an undermount-lit walkway, mirrored panels, cedar exterior & floor-to-ceiling windows. Inside, the grand foyer boasts a 16’ ceiling & 3 chandeliers, leading to an open floor plan with contemporary colors, dark hardwood, porcelain highlights & automated window treatments. The gourmet kitchen features 2’ quartz counters, a food prep island, seating for 5, full-height soft-touch cabinets, a pantry & Dacor SS appliances. The open-concept design offers 12’ & 16’ ceilings with expansive windows & European-style glass patio doors opening to south-facing patios. The formal dining area accommodates 8–12, while the spacious family room features a porcelain accent wall, linear gas fireplace & wine cabinet. A den/office includes a built-in desk, cabinets & a smoked glass feature wall. The primary bedroom offers a built-in king-size California-style bed, a walk-through closet with custom cabinetry, makeup counters, mirrors & side lighting. The luxurious 5-piece ensuite features porcelain walls, double sinks, a Valley "High Heel" tub with a waterfall faucet, a standalone shower, a water closet & heated floors. The second bedroom has a floral wallpaper accent, large windows, a walk-in closet & a 4-piece ensuite with heated floors. A 2-piece guest bath showcases bold black & gold striped wallpaper, a contemporary cabinet & gold wall faucet. A large mudroom provides coat hooks & storage. The elegant lower level features open-riser stairs, smoked glass railing, 9’ ceilings, pot lights, & south-facing patio doors leading to a walkout courtyard. Black polished epoxy floors with in-floor heating flow throughout. A porcelain feature wall highlights the

large family room, which includes white lacquered built-ins, a wet bar with floating shelves, undermount lighting, black 2" quartz counters & seating for 5. A play/lounge area adds flexibility. The third bedroom has in-floor heat, a large window, walk-in closet & a 4-piece ensuite with a glass barn door-style tub/shower enclosure. A glass-enclosed gym features a sauna & 3-piece ensuite with a shower, heated floors & courtyard access. The laundry room offers full-size cabinets & quartz counters. A second mudroom leads to the finished triple garage with heated epoxy floors. The mechanical room includes 2 furnaces, central AC, an in-floor boiler system, a hot water tank & electrical panel. The fully landscaped yard features a new fence, black concrete patio with built-in BBQ, counters, cabinets & an overhead extended roof with pot lights. A second patio from the living room provides walk-down access to the courtyard. Close to Stanley Park, Mission Entertainment District, 17th Ave & Downtown. Welcome Home!