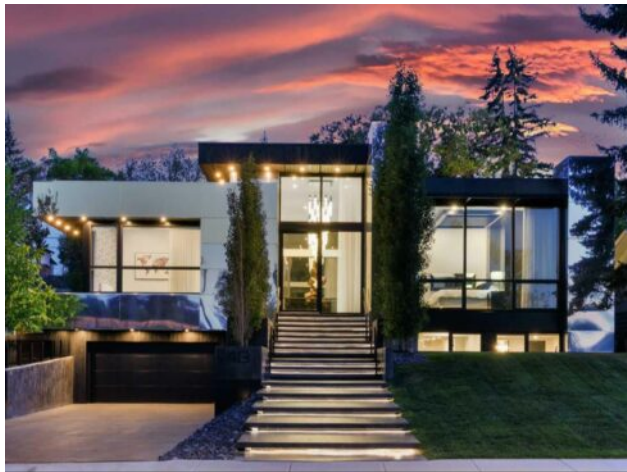


413 Crescent Boulevard SW  
Calgary, Alberta

MLS # A2197621



**\$3,200,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <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> | -    |
| <b>Features:</b>   | 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 |                   |      |
| <b>Inclusions:</b> | 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!