

**413 Crescent Boulevard SW  
Calgary, Alberta**
**MLS # A2138708**

**\$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 (5 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, Lawn, Landscaped, Street Lighting, Recta		

<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:** Hot Tub, Alarm. Refer to Supplements Features & Upgrades for Complete Appliance List & Brand Names

Stunning Luxury in Elboya. This Magnificent Contemporary Bungalow w 5,135SF of developed living space is designed for families & entertaining. The stunning curb appeal w undermount lite walkway, mirrored panels, wood exterior & flr to ceiling windows is sure to please & impress. The Grand Foyer w 16" ceiling & 3 Chandeliers features an open flr plan. Decorated in light contemporary wall colours w contrasting dark hardwd, porcelain highlights & automated window treatments throughout the main level. A Gourmet Kitchen features 2" Quartz Counters, food prep island, seating for 5, numerous full height soft touch cabinets & drawers, pantry & Dacor SS appliances. The open flr plan features varying 12" & 16" ceilings w floor to ceiling windows & European style glass patio doors providing views of the patios & south facing rear yard. Formal dining area w seating for 8 to 12, large expansive family room w flr to ceiling windows, porcelain feature wall, linear gas fireplace & wine cabinet. Den/office w Built in desk, cabinets & smoked glass feature wall. Primary bedroom w built in Kingsize California style bed, walk through closet w cabinets, make up counters, mirrors & side lighting, 5-pce ensuite w porcelain walls, double sinks, classic Valley & High Heel style tub w waterfall faucet, standalone shower, water closet & heated porcelain floors. The 2nd bedrm has a floral wallpaper feature wall, large windows that provide an abundance of natural light, hardwood flrs, walk in closet & 4-pce ensuite w heated flrs. The Main level is completed w a 2-piece guest bath, high ceiling, chandelier, contemporary cabinet, sink w gold style wall faucet w bold black & gold striped wallpaper. A large mud room features coat hooks & cabinets w doors. The elegant Contemporary lower-level features open riser stairs, smoked glass rail, 9" ceilings, pot

lights, South facing floor to ceiling windows & European style glass patio doors to the walkout courtyard. Black polished Epoxy floors w infloor heat throughout. Porcelain Feature wall highlights. Large family room w built in white lacquered cabinets, wet bar w white soft touch cabinets, floating shelves w undermount lighting, black & quartz counters w seating for 5. Play/lounge area for children. 3rd bedrm, inflr heat, large window, walk in closet, 4-pce ensuite w glass barn door style tub/shower enclosure. Gym w smoked glass surround, sauna, 3-pce ensuite w shower, heated flr, ceiling glass wall w access to courtyard. Laundry w full size cabinets & quartz counter. Completing the lower level is a large mudrm w full size cabinets & access to the finished triple garage w heated epoxy floors. The adjoining mechanical rm includes 2 furnaces, central AC, inflr boiler system, hot water tank, electrical panel & assorted cables. Completely landscaped w new fence, black concrete Patio w built in BBQ, counters, cabinets & overhead extended roof w potlights. There is a 2nd patio from the living room & walk down access to the rear courtyard.