



## 728 Earl Grey Crescent Calgary Alberta

\$2,500,000

THIS IS THE ULTIMATE BUILDING LOT FOR YOUR DREAM HOME! This is a RARE OPPORTUNITY to purchase a property on a highly coveted SW Street. EARL GREY CRESCENT is home to many multi-million dollar homes. The house is situated on a great corner lot which faces an amazing green space looking over Elbow Park & down the river valley. Unparalleled location. Walk to Earl Grey School, 4 minute walk to THE BEST IB high school in Calgary, WESTERN CANADA HIGH. Also within the boundaries of WILLIAM REID French immersion school. This amazing property boasts both mountain views & river valley views. This great family home features 3 bedrooms up & a fourth in the basement. Hardwood flooring throughout the huge living room & dining room. Kitchen has loads of storage & includes an eat-in nook. 2nd level features 3 bedrooms, including the primary bedroom which faces south with both river valley & mountain views. Primary bedroom features a 5 piece ensuite as well as his & hers closets. Down the hall there are 2 very spacious children's bedrooms. Family 5 piece bath rounds out the 2nd floor. Steps down from the main floor is the 3rd level. It features a very large family room, powder room & access to the double attached garage. The basement level with 1 bedroom, recreation room, 4 piece bath & loads of storage. Walk down the street are the GLENCOE STAIRS. Be at your work out in 5 minutes. No need to ever drive there again. A short walk to 4 street & 17 Ave shops & all they have to offer. Close to walking & bike paths. You could even walk to the Flames games from here & walk to work downtown. The property is currently rented out & tenants have a one year lease, which allows you time to design your dream home. Tenants are delightful & take excellent care of the property. Ask your realtor for the lease details. No sign on the property. Call your realtor today. (id:6769)

Bedroom 13.83 Ft x 10.50 Ft

Primary Bedroom 17.50 Ft x 12.67 Ft

Bedroom 14.50 Ft x 10.50 Ft

5pc Bathroom 10.83 Ft x 9.00 Ft

5pc Bathroom 13.83 Ft x 5.67 Ft

Bedroom 12.50 Ft x 10.50 Ft

Other 15.67 Ft x 8.00 Ft

4pc Bathroom 8.67 Ft x 6.17 Ft

Family room 22.00 Ft x 13.17 Ft

2pc Bathroom 10.00 Ft x 5.00 Ft

Living room 25.17 Ft x 15.00 Ft

Dining room 14.00 Ft x 13.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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(CENTRAL)**

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Recreational, Games room 16.83 Ft x 15.33 Ft

Other 15.33 Ft x 13.33 Ft

Other 12.67 Ft x 9.33 Ft

Foyer 15.00 Ft x 7.67 Ft

Storage 10.00 Ft x 6.17 Ft

Laundry room 13.33 Ft x 6.50 Ft