



# 413 Crescent Boulevard Calgary Alberta

\$3,416,615

Stunning Luxury in Elboya. This Magnificent Contemporary Bungalow w almost 5,300SF 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 wi...

Family room 25.08 Ft x 20.25 Ft  
 Other 14.00 Ft x 11.67 Ft  
 Bedroom 17.50 Ft x 11.67 Ft  
 Other 5.00 Ft x 4.50 Ft  
 4pc Bathroom 7.75 Ft x 4.92 Ft  
 Other 13.00 Ft x 9.58 Ft

Exercise room 16.33 Ft x 15.42 Ft  
 Other 13.08 Ft x 9.08 Ft  
 Living room 25.17 Ft x 18.42 Ft  
 Kitchen 18.42 Ft x 16.17 Ft  
 Dining room 19.00 Ft x 16.25 Ft  
 Primary Bedroom 17.25 Ft x 15.08 Ft

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Listing Presented By:



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CIR

REALTY

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Laundry room 7.33 Ft x 5.17 Ft

3pc Bathroom 11.08 Ft x 7.92 Ft

Sauna 7.92 Ft x 4.25 Ft

Furnace 13.83 Ft x 8.58 Ft

Other 17.25 Ft x 8.92 Ft

5pc Bathroom 15.33 Ft x 12.42 Ft

Bedroom 13.83 Ft x 13.42 Ft