



# 1131 Colborne Crescent Calgary Alberta

\$3,500,000

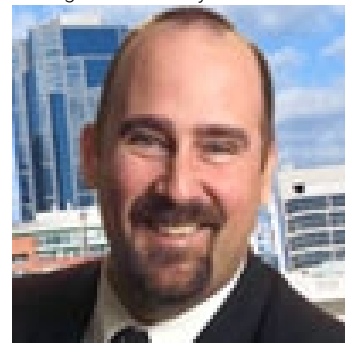
DISTINCTIVE AND UNIQUE MOUNT ROYAL HOME WITH PANORAMIC CITY VIEWS ON A BEAUTIFUL HALF-ACRE SECLUDED LOT. This "Art Deco" style home sits atop a professionally landscaped corner lot that offers uninterrupted, forever views of the Calgary skyline. The exterior architectural design elements lend a retro/modern appeal to the home and include bleached white stucco, metal clad and curved windows, and a long set of steps to the street level. The main level, which is all wheelchair accessible, features other classic design elements with curved walls, 9' ceilings, oak flooring, banks of panoramic windows, curved windows, original plaster crown mouldings, 6" baseboards and geometric tile work on the fireplace. The formal foyer, living and dining rooms are very spacious and designed for entertaining. The living room offers a spectacular view of the city, French doors and a rounded-corner gas fireplace. The dining room has a triple width entrance and access to a west facing private balcony. Off the dining room is a den, with built-in oak cabinetry, that leads through to a mudroom and back entrance, and a 3 PC accessible bathroom with a walk-in shower. The bright kitchen features Corian countertops, tile backsplash, SS appliances, Travertine tile flooring, island/breakfast bar with pot drawers and wine rack. Completing this level is a large, sunny family room with views of the city and patio door access to a side deck; ideal for BBQs and entertaining. A beautiful, curved staircase with zig zag iron railings leads to the upper level with its 3 spacious bedrooms, including a primary suite with a large walk-in closet, and spa-like ensuite bathroom featuring a claw foot tub, separate shower, dual sink vanity and separate WC and bidet. Completing this level is a large bonus room with banks of windows and full 4 PC main bathroom. The very functional lower level offers a spacious rec/...

5pc Bathroom 9.25 Ft x 10.42 Ft  
 5pc Bathroom 11.75 Ft x 10.50 Ft  
 Bedroom 13.25 Ft x 10.25 Ft  
 Bedroom 13.33 Ft x 14.25 Ft  
 Office 17.17 Ft x 12.33 Ft  
 Primary Bedroom 16.08 Ft x 19.42 Ft  
 Other 13.83 Ft x 7.17 Ft  
 3pc Bathroom 8.00 Ft x 5.83 Ft  
 Other 22.17 Ft x 14.75 Ft

Laundry room 13.00 Ft x 7.33 Ft  
 Recreational, Games room 20.75 Ft x 27.33 Ft  
 Storage 6.08 Ft x 9.17 Ft  
 Storage 5.67 Ft x 5.25 Ft  
 Storage 5.67 Ft x 8.08 Ft  
 Furnace 16.00 Ft x 7.00 Ft  
 3pc Bathroom 6.75 Ft x 10.00 Ft  
 Den 13.42 Ft x 12.00 Ft  
 Dining room 14.83 Ft x 14.25 Ft

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

Listing Presented By:



Originally Listed by:  
 ROYAL LEPAGE BENCHMARK

<http://www.florezburton.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca

Bedroom 15.08 Ft x 13.92 Ft