



511 Crescent Boulevard Calgary Alberta

\$1,499,000

A very special location in Elboya Estates. On this block of Crescent Boulevard, the houses are substantially elevated and the access is off the paved rear alley cul-de-sac. In this elevated position, the homes enjoy a unique "treehouse" feel and tremendous privacy. And above the trees there are incredible panoramas including some downtown views. The lot is ~9945 square feet...60' wide by an average depth of 166'. This unique property offers the buyer a choice: demolish and build a new home that takes full advantage of everything this site has to offer...or renovate and work with the existing home. The house has nice size with just over 3900 square feet of total development including an attached pool on the walkout lower level. You enter to a soaring centre hall then move into the living room with a wood burning fireplace and built-ins, the dining room with access to a large deck, and the kitchen which offers re-faced cabinetry, large island and a lovely breakfast nook overlooking and accessing the rear yard. A bedroom (currently used as an office), a 4 piece bath and a generous combination laundry-mud room complete the main level. The mud room has access to the double attached garage. On the top level you'll find a sprawling primary suite with a large bedroom (fireplace and great windows), a private deck with views, 5 piece ensuite bath and a large walk-in closet with 2nd laundry location. The lower level was originally walkout before the indoor pool was added. It holds a recreation room with fireplace, office, den, 3 piece bath and storage. Off the pool is another large deck. This is a fantastic location with an easy walk to the Elbow River pathway system, schools, shopping and a quick drive to the downtown core. This is an estate sale so everything is in "as is" condition and a schedule A must be attached to any offers. Call your favourite realtor...

Family room 21.00 Ft x 14.00 Ft

Office 14.08 Ft x 11.50 Ft

Den 14.92 Ft x 11.42 Ft

Other 10.75 Ft x 6.25 Ft

Other 49.00 Ft x 21.42 Ft

3pc Bathroom Measurements not available

Dining room 14.42 Ft x 10.00 Ft

Kitchen 14.58 Ft x 10.58 Ft

Breakfast 10.67 Ft x 7.00 Ft

Bedroom 17.08 Ft x 11.83 Ft

Laundry room 11.00 Ft x 10.42 Ft

4pc Bathroom Measurements not available

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

Listing Presented By:



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Century 21 Bamber Realty LTD.

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

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Other 14.67 Ft x 11.75 Ft

Living room 17.17 Ft x 14.42 Ft

Primary Bedroom 17.42 Ft x 14.75 Ft

5pc Bathroom Measurements not available