

**708 Crescent Boulevard SW
Calgary, Alberta**

MLS # A2263450



\$3,550,000

Division:	Britannia		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	4,528 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	6 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Miele speed oven, 2nd dishwasher, 2nd bar fridge, Elan home automation system, TV's in kitchen and lower family room, sprinkler system, alarm system

Fabulous Frank Lloyd Wright inspired west-coast-modern family home. 70' wide elevated and professionally landscaped lot. Built in 2018 with 5835 square feet of total development, 5 bedrooms, 7 baths, 5 terraces and an oversized triple attached garage. Stunning feature staircase with steel frame and hardwood treads. Gorgeous white-oak-plank hardwood throughout 3 levels of the home. Open plan main with 10' ceilings and huge windows. North and south exposures plus fireplace in the Great Room; open to the outstanding and expansive chef's kitchen with a full set of Miele appliances, endless cabinetry, huge island, walk-in pantry and casual dining space. Main dining room with storage and its own terrace. Private office has a wall of built-ins. 4 bedrooms on the second level, all with ensuite baths and walk-in closets. Dream primary suite is over 700 ft² with a private terrace, coffee station, vast walk-in closet and sparkling 5-piece spa-bath complete with steam and freestanding soaking tub. Upper family room has neighbourhood vistas, terrace and a 3-piece bath. Fully developed lower level with sprawling family-media room with wet bar, 5th bedroom, bath and storage. Well-organized mudroom connects to the triple garage with epoxy-coated floor and heated driveway. Large fully fenced rear yard with architectural-concrete perimeter beds, grass playspace and covered terrace. Britannia is one of the absolute best inner-city neighbourhoods with parks, a playground, access down to the river valley and pathway system, proximity to top schools, a quick drive to the downtown core and walking distance to Britannia Village which has restaurants, groceries, wine store, coffee shop and many other services and amenities. A must see!