



**708 Crescent Boulevard SW  
Calgary, Alberta**

**MLS # A2263450**



**\$3,550,000**

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

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

**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 ft<sup>2</sup> 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!