



GRASSROOTS
REALTY GROUP

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**3112 Leduc Crescent SW
Calgary, Alberta**

MLS # A2273581

\$2,690,000



Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,356 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Many Trees		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s)		

Inclusions: N/A

Introducing a stunning new-construction Modern Farmhouse estate, a sophisticated blend of transitional luxury and contemporary design. Captivating curb appeal is achieved through a striking neutral palette. The grand, arched entryway and abundance of oversized, black-framed windows create a dramatic, light-filled welcome. This residence boasts a grand scale, offering over 4,900 sq ft of total living space (with over 3,300 sq ft on the upper floors), featuring 6 spacious bedrooms and 4.5 luxurious bathrooms. Experience true volume with 10-foot ceilings on the main and second levels, and premium engineered hardwood flooring throughout. The Chef's Kitchen is a masterpiece, equipped with top-tier appliances: a built-in Sub-Zero refrigerator, an 8-burner Wolf gas range, and a matching Wolf hood fan. Culinary enthusiasts will appreciate the dedicated butler's pantry with a sink. The luxurious and highly functional features continue with a cozy gas fireplace in the living room and a second gas fireplace on the concrete patio for elegant outdoor entertaining. The main floor also includes a functional mudroom and a dedicated dog wash area. The Primary Suite, located upstairs, is a sanctuary featuring a vaulted ceiling and a bespoke walk-in closet with a central island. For ultimate convenience, each bedroom on the second floor includes its own private washroom and walk-in closet. The fully developed lower level significantly expands the living space. This expansive basement features three additional spacious bedrooms, a luxurious 4-piece bathroom, and an incredible recreation area complete with a sprawling family room and a full bar—perfectly appointed for games nights and entertaining. This prestigious estate is situated in Lakeview SW, surrounded by mature trees and offering phenomenal connectivity. Enjoy close proximity (minutes away) to Mount Royal

University and Rockyview General Hospital, alongside immediate access to North Glenmore Park and prestigious Golf Clubs. Best of all, you're only less than 15 minutes drive to Downtown Calgary. This home sets a new standard for transitional luxury living. An opportunity not to be missed! Call your favorite realtor today to book an appointment!