



GRASSROOTS
REALTY GROUP

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914 Crescent Road NW
Calgary, Alberta

MLS # A2128004



\$9,999,999

Division:	Rosedale		
Type:	Residential/House		
Style:	3 Storey		
Size:	6,148 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	4 full / 3 half
Garage:	Alley Access, Double Garage Attached, Heated Garage, Oversized, Quad or I		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Irregular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Stone	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

Inclusions: 6 Built in Televisions, Putting Green, Golf Simulator, List of Inclusions in Supplements

Phenomenal 2023 Award Winner for Best Canada Custom Home!! Unparalleled city, park + mountain views + situated on the quietest part of spectacular Crescent Road NW. This masterfully designed + built Smart Home presents light + views from every level, both inside + from the multiple outdoor living spaces. Stunning curb appeal welcomes you to this gorgeous home which is Ideal for entertaining + family living. 4 bedrooms, 7 bathrooms, 5 fireplaces, award winning glass elevator to all levels, spectacular lighting fixtures, 6 built-in televisions, putting green, golf simulator, Infratech heaters on all outdoor patios attached double garage + under drive parking for 5. Open concept main floor with exceptional indoor/outdoor living. Huge great room with floor to ceiling windows + spectacular views. Chef's dream kitchen + adjoining butlers pantry, huge island + attached table, informal dining with showcase wine display. Disappearing doors facilitate indoor/outdoor living with access to a large covered all season deck complete with fire table, television, built-in BBQ, heaters + Phantom screens. Huge mudroom + attached garage on main floor. The second level offers an amazing lounge with fireplace + spacious deck, 3 ensuite bedrooms + large laundry room. The top level is the designated primary retreat. Large private office with built in desks + cabinetry. Sleeping quarters with unobstructed views, fireplace, disappearing television, bar fridge + microwave + access to spacious private balcony with hot tub + lounge area to enjoy the city lights. The ensuite bath is luxurious with heated towel racks, soaker tub, steam shower with side water jets. Huge dressing room complete with laundry. The lower level is set up for action - gym/playroom, golf simulator/hockey shootout screen, bar, sitting area, additional mudroom + lower garage with built in storage units (top of line Hayley

Cabinets + tool chests) Motorized car turntable to facilitate forward drive out + lift enabling parking for 5. New Home Warranty is in place for this spectacular one of a kind Rockwood built home, priced well below replacement cost.