



**1417 3 Street NW**  
**Calgary, Alberta**

**MLS # A2144302**



**\$1,585,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,415 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	King bed frame with nightstands		

Spectacular custom built residence situated on a rare 142 foot deep lot in the heart of NW Crescent Heights with 4 bedrooms, home gym, and versatile private dining room or home office. UNIQUE development by boutique developer, Vesta Ridge Custom Homes, this is the quality home you've been waiting for. Stunning architecture combined with Maxime Chin's impeccable interior design choices. This custom residence stands out from the crowd with distinctive custom cabinetry, curved staircase, bold tile choices, wallpaper, and gorgeous lighting selections. Many upgrades throughout including tilt and turn windows, hydronic floor heat (3 zones), hot water on demand, full bed brick masonry, hardie board, engineered hardwood flooring, curbless showers, ICF foundation, central AC, dual zone furnace, level 5 flat painted ceilings, solid core 8 foot doors, and so much more! Chef's kitchen with 66 inches of integrated refrigeration, quartz countertops, custom rift cut white oak cabinetry with curved shaker detailing, undercabinet lighting, and an amazing upholstered banquette! Tremendous storage space throughout including oversized mud room and full pantry. Retreat to the luxurious primary bedroom with built-in king bed seamlessly connected to an impressive walk-in closet, enjoy the ensuite boasting a deep soaker tub, terrazzo tile, heated floors & bench, separate water closet, and a steam shower. The lower level offers additional living space, comprising a spacious recreation room complete with a wet bar, a home gym, a fourth bedroom, and a guest bathroom. Fabulous WEST facing backyard with huge composite deck and private yard, fully landscaped and fenced with irrigation system. Completing this exceptional offering is a double car garage accessible via a PAVED lane. Walk to highly rated Rosedale School (K-9), Crescent Road,

tennis courts, downtown, Bow River pathways, and Prince's Island Park! \*\*\*Floor plans and a 3D tour are readily available, providing a glimpse into this dream home.\*\*\*