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530 Crescent Road NW
Calgary, Alberta

MLS # A2340947



$3,559,900

Division:	Rosedale		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,214 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	4	**Baths:**	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Rear, Gated, He		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot, Street Lighting		

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

Features: Built-in Features, Closet Organizers, Elevator, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Skylight(s), Smart Home, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Tv/Home Theatre system in Bonus room, Automated window coverings & 2 exterior privacy screens

Experience the Elevated Luxury beyond expectations on prestigious Crescent Road NW, where panoramic views of Calgary’s downtown skyline & the Rocky Mountains create an unforgettable backdrop. Also known as Calgary's most iconic view point. Ideally positioned in sought-after Rosedale, this one-of-a-kind contemporary residence offers nearly 3900 sq. ft. of beautifully designed living space across 4-levels. Brilliantly created by architect Sean McCormick, designer Paul Lavoie and Riverview Custom Homes, this remarkable property brings together striking architecture, exceptional craftsmanship, custom millwork and timeless finishes. The impressive main level features 10-foot ceilings & full-height Reynaers sliding doors opening onto a spectacular front terrace with a fireplace and breathtaking skyline views. The floor rises subtly toward the rear, allowing the views to remain beautifully framed from the spacious dining area & designer kitchen. The gourmet kitchen offers a quartz waterfall island, excellent storage and a premium stainless-steel Miele appliance package including dual sub zero refrigerators. A discreet powder room & private elevator connecting all four levels are seamlessly integrated into a custom-paneled wall. A generous double office and inviting three-season room with a power screen complete the main floor. The sculptural staircase leads to a private primary retreat with floor-to-ceiling windows, a spacious dressing room and a spa-inspired five-piece ensuite featuring dual vanities, an enclosed glass with dual showers, freestanding tub and private water closet. A large laundry room and second bedroom with a walk-in closet and private ensuite complete this level. The top floor is made for relaxing and entertaining, with a spacious bonus room with home theatre, wet bar equipped with wine & bar fridge. Step

outside onto the private south-facing rooftop terrace, gather around the flame table and enjoy spectacular mountain and front-row views of the Calgary Downtown along with city’s fireworks displays during special celebrations and events. A 3rd bedroom and full bath complete this floor. The lower level has an additional 4rth bedroom that is currently arranged as a private fitness area with an adjacent full bath, steamed/rain shower and change room with additional lockers. A mudroom connects directly to the immaculate attached double garage with an EV rough-in. Additional features include in-floor heating, central air conditioning, extensive home automation, a heated driveway with snow-melt system, & Secured front and rear gates, an alarm system and security cameras provide added privacy and peace of mind. Dream Homes of this caliber are rarely available on Crescent Rd. With its extraordinary views, thoughtful design, exceptional craftsmanship and unbeatable location this is more than a beautiful home—it is once-in-a-life-opportunity to own one of Calgary’s most distinctive contemporary residences. Book your Showing Tour & experience it for yourself.

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