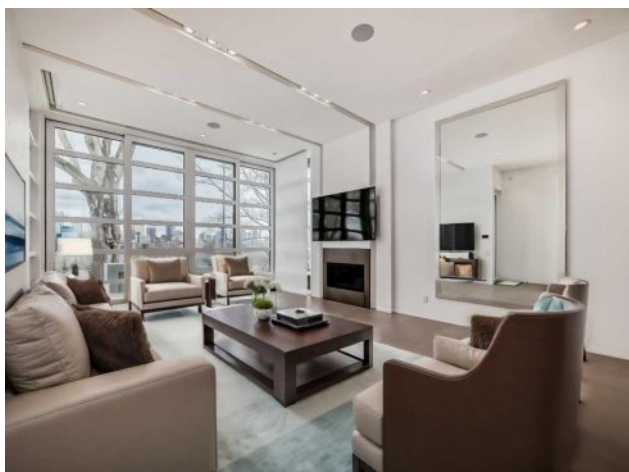


530 Crescent Road NW  
Calgary, Alberta

MLS # A2123289



**\$4,500,000**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey		
<b>Size:</b>	3,127 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Elevator, Kitchen Island, Wet Bar		

**Inclusions:** All attached TV's, media equipment, Gate opener

Open house Sunday May 19 @ 1-3pm. Indulge in the epitome of luxury living with this breathtaking home situated along Crescent Road NW, boasting unparalleled views of downtown Calgary and the majestic Rocky Mountains. Boasting over 3800 square feet of developed living space, this meticulously designed residence features 3 bedrooms, 4.5 baths, and a host of upscale amenities like an elevator that connects all 4 levels. As you enter, you're greeted by a front patio with a fireplace offering sweeping vistas of the city skyline. 10' ceilings on the main floor exudes modern sophistication showcasing a state-of-the-art kitchen with sleek design elements. A convenient rear office space, perfect for remote work or study that connects to a 3 season room to entertain outside. Ascending to the second floor, you'll discover a lavish master retreat, complete with a sumptuous 5-piece ensuite bath, providing a private oasis for relaxation and rejuvenation. Additionally, a second bedroom with its own 3-piece ensuite offers comfort and privacy for guests or family members. On the top floor, a spacious family room awaits, accompanied by a third bedroom and a sprawling patio offering panoramic views of downtown and the Rocky Mountains, creating an idyllic setting for entertaining or simply enjoying the scenery. For the health-conscious homeowner, a home gym in the basement provides the perfect space for maintaining an active lifestyle. Additionally, the rear entry attached garage is EV ready, the heated driveway will melt the snow automatically, secured front and back gates plus a full alarm system with cameras, catering to modern convenience and sustainability. Experience the pinnacle of luxury living in this exquisite Crescent Road NW residence, where every detail has been thoughtfully curated to elevate your lifestyle. Don't miss your opportunity to call this

prestigious address your home. Schedule your private viewing today and prepare to be captivated by the elegance and charm of this remarkable property. Call today and book a private showing! Don't miss this chance to own this gorgeous house!