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738 Crescent Road NW  
Calgary, Alberta

MLS # A2284312



**\$3,500,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Rosedale                                       |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | 2 Storey                                       |               |                   |
| <b>Size:</b>     | 4,084 sq.ft.                                   | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Views                    |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, See Remarks   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Wired for Sound |                   |      |
| <b>Inclusions:</b> | Pool Table, Air Hockey Table  |                   |      |

Positioned on prestigious Crescent Road, this exceptional custom residence offers a rare combination of timeless design, refined craftsmanship, and breathtaking views of Calgary's downtown skyline and the Bow River valley. Created to showcase its remarkable setting, the home features expansive windows, premium finishes, and thoughtfully designed spaces that elevate everyday living and entertaining. The main level is bright and inviting with an open concept layout anchored by a chef's kitchen appointed with premium appliances, including a gas cooktop, double wall ovens, warming drawers, generous counter space, and a built in coffee station. The kitchen flows seamlessly into the living room and is steps from the formal dining room, both capturing stunning skyline views. A private media room, along with a spacious office and library, completes the main floor with excellent flexibility for family life and hosting. Upstairs, the primary retreat is a true sanctuary featuring vaulted ceilings, a fireplace, and commanding views of downtown and the river valley. A large walk through closet leads to a spa inspired ensuite with double vanities, a soaker tub, and a steam shower. Two additional bedrooms, each with their own walk in closets, share a well finished bathroom with double vanity and steam shower. A generous upper level den with built in desk and shelving, gas fireplace, and sun filled south facing windows provides an ideal office or lounge and may also be suitable for conversion to a fourth upstairs bedroom. Designed with both entertaining and automotive enthusiasts in mind, the lower level features a striking showroom style garage that may also be ideal as a home gym or flex space. This level is completed by a recreation room, games area, wet bar, full bathroom, and a dedicated wine room. The exterior showcases classic stone and wood

accents, an inviting front porch, and a private, treed backyard oasis with a fire pit, perfect for gatherings. A rare opportunity to own a truly distinguished residence in one of Calgary's most sought after locations, offering exceptional views, craftsmanship, and enduring appeal.