

\$3,100,000 - 711 Crescent Boulevard Sw, Calgary

MLS® #A2257516

\$3,100,000

5 Bedroom, 7.00 Bathroom, 4,379 sqft

Residential on 0.20 Acres

Britannia, Calgary, Alberta

Welcome to this STUNNING CUSTOM-BUILT ESTATE HOME, where modern architecture meets timeless luxury in the highly coveted Britannia neighbourhood. From the moment you arrive, the BOLD EXTERIOR of brick, cedar accents and a HEATED 4 CAR GARAGE with GLASS DOORS sets the stage for what's inside. Step through the front entry and you're greeted by a BREATHTAKING 20' OPEN-TO-ABOVE FOYER and a striking OPEN-RISER STAIRCASE. Gorgeous WIDE-PLANK HARDWOOD FLOORS flow throughout, while a dramatic wall of windows floods the home with NATURAL LIGHT – creating an unforgettable first impression. At the heart of the main level is a DREAM KITCHEN, anchored by a 12' WATERFALL ISLAND with seating for six. Designed to impress, it features QUARTZ COUNTERS, custom cabinetry, a WOLF GAS RANGE & DOUBLE OVENS, 2 dishwashers, a SUB-ZERO FRIDGE, 2 integrated refrigerator drawers in the island, WALK-THROUGH PANTRY and much more. A SUNLIT BREAKFAST NOOK overlooks the backyard, while a stunning BAR & SERVING STATION with SUB-ZERO WINE STORAGE, sink, and custom cabinetry adds another layer of function and style. The spacious living room impresses with a dramatic floor-to-ceiling fireplace and custom built-ins, creating a warm yet sophisticated gathering space. Just beyond, the FORMAL DINING ROOM stands as a showpiece of the



home, perfectly designed for hosting memorable dinners in style. A PRIVATE OFFICE, stylish powder room, and LARGE MUDROOM with built-ins complete the main level. Upstairs, retreat to your PRIVATE PRIMARY SUITE – a serene haven featuring a cozy SITTING AREA, massive WALK-IN CLOSET with custom organization, and a SPA-INSPIRED ENSUITE including a MARBLE-WRAPPED STEAM SHOWER. Three additional bedrooms each enjoy their own PRIVATE ENSUITE and walk-in closet, while a designer LAUNDRY ROOM with full-height cabinetry adds both function and style. The fully finished lower level with IN FLOOR HEATING is built for entertaining. Enjoy the CUSTOM WET BAR with quartz counters, built-ins, and dishwasher, alongside a spacious REC ROOM with fireplace, a dedicated HOME THEATRE with projector and screen, GAMES AREA, and a private GYM/FLEX SPACE. A large 5th BEDROOM with full ensuite bath makes the perfect guest retreat. Step outside to your SOUTH facing, OUTDOOR LIVING OASIS. A covered patio with retractable SCREEN extends your living space year-round, complete with OUTDOOR KITCHEN. The professionally landscaped backyard is fully fenced and features a STAMPED CONCRETE PATIO, mature trees for privacy, and a large greenspace for kids and pets. This home truly has it all – over 5,000 SQ FT of exquisitely finished living space, and every luxury detail today’s buyer could dream of. Located in one of Calgary’s most prestigious neighbourhoods, just minutes from top schools, parks, Britannia shops, and downtown, this is luxury living at its finest.

Built in 2014

Essential Information

MLS® #	A2257516
Price	\$3,100,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,379
Acres	0.20
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	711 Crescent Boulevard Sw
Subdivision	Britannia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1L3

Amenities

Parking Spaces	7
Parking	Heated Garage, Quad or More Attached, Tandem
# of Garages	4

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Outdoor Kitchen
Lot Description	Back Lane
Roof	Metal
Construction	Brick, Cedar, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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