

# 708 CRESCENT BOULEVARD SW – FEATURES AND NOTES



## LOCATION AND LOT

Britannia is one of the most sought-after inner-city communities in Calgary. Appreciated for proximity to parks, the Elbow River Valley pathway system and walking distance to the expanding Britannia Village with Sunterra, Britannia Wine Merchants, Village Ice Cream, Native Tongues Taqueria, Lina's Italian Market and Brown's Social Club. It offers large lots, an "estate caveat" which controls development and underground power lines.

Crescent Boulevard leads directly up to Crescent Park with a tot lot, play field and skating in the winter. One block further to Britannia Ridge Park (off leash) with pathways down to the river valley.

708 Crescent has an elevated 70' x 130' (9100 square foot) lot which allows for partial city views from the upper level and a secluded and private rear yard.

## GENERAL OVERVIEW

-House was completed in 2018

-Frank Lloyd Wright inspired architecture with large windows, flat roof planes and large overhangs.

-5835 square feet of total development with 5 bedrooms, 6 full baths, 1 half bath, 5 outdoor terraces including a large rear covered loggia and an oversized triple attached garage

Heated floors in basements and bathrooms

-Central Air conditioning

## **INTERIOR FEATURES**

-Superior construction quality with 10' ceilings on the main, 9' on the second level, huge windows and white-oak-plank hardwood floors throughout all upper levels.

-Architecturally striking staircase with steel posts and rails, tempered glass side panels, custom fabricated metal handrail and white-oak open-riser treads. Indirect lighting for wall-wash on the first landing.

-Custom window coverings throughout by designer Reena Sotropa.

Elan Home Automation, speakers throughout the home, security system with cameras

## **ENTRY**

-bright entry with large walk-in closet (shelves and hanging space)

-adjacent stylish 2-piece powder room with custom sink, wall-mounted toilet and fully tiled accent wall

## **GREAT ROOM**

-Huge room with north and south windows...south window overlooks a courtyard on the west side.

-linear gas fireplace with full-height contemporary tile facing

## KITCHEN

- Exceptional kitchen for everyday meals to lavish entertaining.
- massive 11' x 4' island with main sink and easily accommodates 4/5 stools.
  - 2<sup>nd</sup> prep sink on the east wall.
- lighting includes recessed LED, designer pendants over the island and under-cabinet strip lighting. Also, natural light from east and north windows.
- Endless storage with custom slow-close cabinetry... shaker-style doors blended with contemporary wood-slab doors
- Miele appliance package with: full height fridge, full height freezer, gas stove, wall oven, speed oven and 2 dishwashers. Also, a high cfm vent fan in a custom rolled-steel sheath.
  - Wine fridge on the island and beverage fridge in the pantry.
- coffee station with “flip-lift” hydraulic hinged door on the upper cabinet.
  - pull-out “spice” drawers on either side of the cooktop
  - pull-out garbage and recycling drawer
- huge pantry around the corner with beverage fridge, work surface and 2 storage towers with interior pull-out drawers
- casual dining space next to the kitchen...sliding doors provide access to the covered rear terrace. Wall mounted TV

## DINING ROOM

- wooden ceiling mount holds a contemporary chandelier
  - access out to a private terrace
- adjacent storage unit with large slow-close drawers

## OFFICE

- sliding “barn” door to close off this area

- Wall to wall built-in unit with bookshelves above and storage below
  - spacious enough to accommodate 2 desks
  - access out to a private terrace

## PRIMARY SUITE

- Incredible retreat-space totaling over 700 square feet
- coffee-wine station with storage unit and beverage fridge
- gorgeous bedroom with drywall feature to centre the bed
  - access to a private terrace with diffused glass wall
    - blackout blinds beneath designer sheers
    - contemporary “Serge Mouille” style light fixture
- 2 sliding doors to close-off the bedroom and allow early risers to prepare without disturbing a sleeping partner
- 5-piece ensuite bathed in east and south light. Huge double vanity with amazing storage and backlit mirror, private water closet with wall-mounted toilet, freestanding soaking tub with handspray and an oversized shower with bench, steam, body jets, rain head and hand spray,
  - heated floors and a storage tower to hold towels and linens
- dream walk-in closet with loads of hanging space, open shelving, drawers, cabinetry, pull-out hamper and built-in bench. North and South windows for natural light

## LAUNDRY

- could be the best laundry room in Britannia
- East and South windows for incredible light and ventilation
  - side by side under-counter washer and dryer
  - exceptional storage plus lots of counter space
    - drying rod and sink

## **SECONDARY BEDROOMS**

- 3 additional bedrooms on the same level as the primary
- all bedrooms are nicely-sized and have walk-in closets (hanging, shelves and drawers) plus ensuite bathrooms

## **UPPER FAMILY ROOM**

- versatile 500+ square foot get-away space for the family
- 180-degree views including partial downtown view to the north
  - room for TV area plus a games table
    - 3-piece bath
    - access out to a large terrace

## **LOWER FAMILY ROOM**

- heated floors in the developed space on this level
- fabulous open feel with an enlarged well for the west-exposure window
  - wet bar with cabinetry, sink and beverage fridge
    - rough-in for a media-room projector
  - room to add a games/ping pong table if desired
  - storage space below the stairs

## **LOWER BEDROOM**

- large bedroom perfects for guests or teen
- adjacent to a 3-piece bath

## MUD ROOM

- large mud room to keep the busy family organized.
- covered storage and room for a long bench or additional storage unit

## GARAGE

- huge 745 square foot garage with epoxy-coated floor and windows in the garage door to provide natural light
  - additional storage space
  - numeric key pad for passenger entry
  - snow-melt system in the driveway
  - driveway can hold at least 4 vehicles

## EXTERIOR FEATURES

- professionally landscaped with Corten steel accents (including house number), landscape lights up the front steps and locking mailbox
  - rear yard features a covered terrace (34'3" x 17'8") with lighting and outdoor speakers. 2 sets of sliding doors
    - architectural concrete perimeter beds, a conversation area in the NW corner with wooden bench,
- Other outdoor areas include: dining terrace (33' x 5'10"); office terrace (17' x 4'); primary bed terrace (24'4" x 5'6"); and upper family room terrace (11'2" x 9'0")
- garbage and recycle area adjacent to the rear alley.

