

708 Crescent Boulevard SW Calgary, AB T2S 1L4**Residential
Incomplete
Banner:****A2263450****LARGE WEST-COAST INSPIRED FAMILY HOME****DOM:** 0
CDOM:**LP:** \$3,997,000.00
OP:

Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Britannia
Type:	House	Ttl Beds:	5
Levels:	2 and Half Storey	F/H Bth:	6/1
Year Built:	2018	RMS SQFT:	4,495.00
LINC#:	0020210621	LP/SF:	\$889.21
Arch Style:	2 and Half Storey	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Negotiable		
Lot Dim:		Lot Size:	9095 SF 844.95 SM
Front Length:	21.32M 69' 11"	Lot Depth:	39.62 M 129.99'
Legal Desc:	2023GT;14;8		
Legal Pin:	2023GT	Blk:	14
		Lot:	8
		Condo:	No
Zoning:	R-CG	Tax Amt/Yr:	\$19,653.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	S
Restrict:	Restrictive Covenant		

Public Remarks: Fabulous Frank Lloyd Wright inspired west-coast-modern family home. Elevated lot with upper level views, 70' wide and professionally landscaped. 5746 ft2 of development with 5 bedrooms, 7 baths, 5 terraces and an oversized triple attached garage. Gorgeous white-oak-plank hardwood throughout 3 levels of the home. Stunning feature staircase with steel frame and hardwood treads. Open plan main with 10' ceilings and huge windows. North and south exposures in the Great Room with fireplace...open to the outstanding and expansive chef's kitchen with a full set of Miele appliances, endless cabinetry, 11' island and walk-in pantry. Dining room has its own terrace. Private office has a wall of built-ins. 4 bedrooms on the second level, all with walk-in closets and ensuite baths. Fantastic primary suite is over 700 ft2 with a private terrace, coffee station, vast walk-in closet and sparkling 5-piece spa-bath complete with steam and freestanding soaking tub. Upper family room with terrace and 3-piece bath. Fully developed lower level with sprawling family-media room with wet bar, 5th bedroom, bath and storage. The triple attached garage has an epoxy-coated floor and heated driveway. Large covered terrace in the rear yard which is also fully fenced...perfect for the kids. Britannia is one of the absolute top inner-city neighbourhoods with parks, playground and river valley access, top schools, walking distance to Britannia Village stores and restaurants and a quick drive to the downtown core. Wow!

Directions:**Rooms & Measurements**

	1P	2P	3P	4P	5P	6P								
Baths:	0	1	2	0	0	0	Bed Abv:	4	Main:	186.08	Mtr2	2,003.00	SqFt	
EnSt Bth:	0	0	1	2	1	0	Rms Abv:	10	Upper:	183.67	Mtr2	1,977.00	SqFt	
									Blw Grade:	116.22	Mtr2	1,251.00	SqFt	
Garage Dims (L x W):									Total AG:	417.60	Mtr2	4,495.00	SqFt	

37' 6" x 26' 0"

Property Information

Basement:	Full	Laundry Ft:	Laundry Room, Sink, Upper Level
Basement Dev:	Finished	Basement Ft:	Separate/Exterior Entry
Heating:	In Floor, Forced Air	Cooling:	Central Air
Construction:	Wood Frame	Fireplaces:	1/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	Balcony, BBQ gas line, Covered Courtyard, Private Yard	Fencing:	Fenced
Roof Type:	Membrane	Balcony:	Balcony(s), Terrace
Reports:	Floor Plans, RMS Supplements, RPR with Compliance		
Parking:	Triple Garage Attached Total: 7		
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar		
Comm Feature:	Park, Schools Nearby, Shopping/Bike Paths		
Lot Features:	Back Lane, Back Yard, Landscaped, Views		
Goods Include:	Miele speed oven, 2nd dishwasher, 2nd bar fridge, Elan home automation system, TV's in kitchen and lower family room , sprinkler system, alarm system		
Appliances:	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Window Coverings, Wine Refrigerator		
Other Equip:	None		
Goods Exclude:	None		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	12' 3" x 7' 10"	Great Room	Main	19' 3" x 19' 0"
Dining Room	Main	16' 0" x 12' 0"	Kitchen	Main	19' 6" x 16' 0"
Breakfast Nook	Main	15' 6" x 15' 0"	Office	Main	16' 8" x 14' 0"
Bedroom - Primary	Upper	14' 7" x 14' 7"	Laundry	Upper	10' 4" x 8' 7"
Bedroom	Upper	13' 2" x 11' 2"	Bedroom	Upper	11' 8" x 11' 5"
Bedroom	Upper	11' 5" x 11' 2"	Family Room	3rd	26' 2" x 12' 2"
Family Room	Lower	19' 0" x 18' 0"	Bedroom	Lower	13' 0" x 12' 0"
Mud Room	Lower	12' 9" x 7' 0"	2pc Bathroom	Main	
5pc Ensuite bath	Upper		4pc Ensuite bath	Upper	
4pc Ensuite bath	Upper		3pc Ensuite bath	Upper	
3pc Bathroom	Lower		3pc Bathroom	3rd	

Agent & Office Information

List Agent: [John McNeill](#)  john@calgaryurbanhomes.com
List Firm: [Century 21 Bamber Realty LTD.](#)
Firm Address: 1612 - 17 AVENUE S.W., CALGARY, T2T 0E3
Appt: please call seller's agent
Showing Contact: John McNeill 403-807-1961
Comm: 3.5/1.5
LB Type/Info: SentiLock/seller's agent will open
Owner Name: see title
Occupancy: Owner
Member Rmks:

Phone: [403-245-0773](#)
Phone: [403-245-0773](#)
Firm Fax: [403-229-0239](#)

List Date:
Expiry Dt:
With Dt:
Dower Rt: No
SRR: No

Ownership: Private
Exclusion: No

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).