\$2,898,900 - 646 Crescent Boulevard Sw, Calgary

MLS® #A2207264

\$2,898,900

4 Bedroom, 5.00 Bathroom, 3,265 sqft Residential on 0.14 Acres

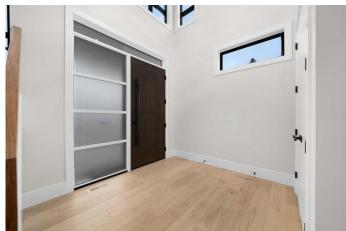
Elboya, Calgary, Alberta

Welcome to this breathtaking new build by Southport Custom Homes, located in the prestigious neighborhood of Elboya. This masterfully crafted residence seamlessly blends luxury and functionality, offering an unparalleled living experience for discerning buyers. Boasting four generously sized bedrooms—all conveniently located on the upper level—and four-and-a-half impeccably designed bathrooms, this home ensures ample space and privacy for every member of the family.

Upon entry, you are greeted by a grand staircase adorned with expansive windows, filling the space with natural light and creating an inviting, open ambiance. The main floor features 10' ceilings, enhancing the sense of space and grandeur, while the thoughtfully designed open-concept layout showcases bespoke millwork and premium finishes. Brizo plumbing fixtures are featured throughout, offering both beauty and functionality for every bath and kitchen space. The exquisite Emtek door hardware complements the home's refined aesthetic, adding a sophisticated touch to every door.

A private office provides an ideal workspace or study area, while the spacious living room, centered around a sleek, modern gas fireplace, exudes both warmth and elegance. The chef-inspired kitchen is truly the heart of the home, featuring high-end appliances,







custom cabinetry, and a stunning built-in wine feature. A functional butler's pantry offers additional storage and prep space, making it perfect for hosting both intimate family dinners and grand soirees. The adjoining dining area flows seamlessly to the outdoor living space, ideal for entertaining or relaxing.

The upper floor boasts 9' ceilings, adding to the home's airy, luxurious feel. The primary suite is a serene retreat, thoughtfully designed with dual walk-in closets and a spa-like ensuite. This sanctuary is complete with a soaking tub, oversized glass shower, dual vanities, and a skylight that bathes the space in natural light. The fully developed basement also features 9' ceilings, extending the living space and enhancing its versatility. A large bonus room can be tailored to your needsâ€"perfect for movie nights, fitness, or recreation. A stylish wet bar adds an extra layer of luxury, creating the perfect space for entertaining.

The oversized two-car garage provides generous storage solutions, while the professionally landscaped yard enhances the home's curb appeal. Located in one of Calgary's most sought-after communities, this exceptional property offers convenient access to top-rated schools, vibrant shopping districts, and beautiful parks. Combining timeless design with modern amenities, this home by Southport Custom Homes sets a new standard for upscale living in Elboya. Experience the perfect blend of style, comfort, and sophisticationâ€"schedule your private tour today and step into your dream home.

Built in 2025

Essential Information

MLS®#

A2207264

Price \$2,898,900

4

Bedrooms

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 3,265

Acres 0.14

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 646 Crescent Boulevard Sw

Subdivision Elboya

City Calgary

County Calgary

Province Alberta

Postal Code T2S 1L2

Amenities

Parking Spaces 4

Parking Double Garage Attached, Oversized

of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open

Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub,

Storage, Walk-In Closet(s), Bar, Skylight(s)

Appliances Dishwasher, Double Oven, Dryer, Gas Range, Microwave, Refrigerator,

Washer, Wine Refrigerator, Freezer, Water Purifier

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 31st, 2025

Days on Market 31

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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