

\$2,399,900 - 2 Granville Crescent Sw, Calgary

MLS® #A2259763

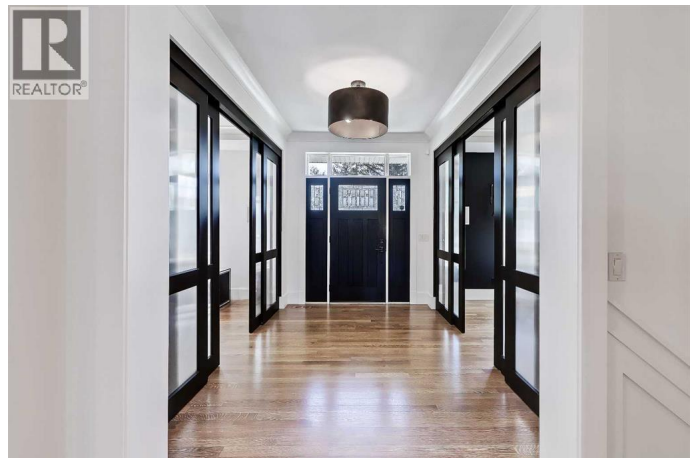
\$2,399,900

5 Bedroom, 5.00 Bathroom, 3,830 sqft

Single Family on 0.14 Acres

Glendale, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! Exquisitely crafted and set on an expansive 60' x 100' lot across from a tranquil greenspace in Glendale, this custom estate home offers more than 5,400 sq ft of fully developed living space with 5 bedrooms, 4.5 bathrooms, serene outdoor escapes, and an oversized, insulated/drywalled double attached rear garage. A rare offering in the inner city, this residence boasts an estimated rebuild cost exceeding \$3M. The timeless façade is composed of acrylic stucco, wood shake, and cultured stone, enhanced by pitched rooflines, landscaped grounds, and exposed aggregate walks. Inside, a stained-glass front door opens to a bright foyer with site-finished hardwood, crown mouldings, and custom millwork. A front office with coffered ceilings and built-ins overlooks the greenspace, while the formal dining room boasts coffered ceilings, designer lighting, and a seamless connection to the butler's pantry with dual beverage fridges, quartz counters, prep sink, and extensive cabinetry. The gorgeous chef's kitchen showcases custom cabinetry with organizers, a marble-topped island, premium Thermador appliances (fridge/freezer, dual wall ovens, gas cooktop, hood fan), and an Asko dishwasher. A walk-in pantry provides extra storage, while the casual dining nook with French doors opens to the patio, allowing for easy indoor-outdoor living. The living room



features a panelled wall, quartz-framed gas fireplace, oversized windows, and built-in speakers. A stylish powder room and a mudroom with built-ins complete the main level. Upstairs, four bedrooms (a rarity in the inner-city) include a front bedroom with vaulted ceiling, walk-in closet, and ensuite, plus two bedrooms sharing a Jack & Jill bath with dual sinks, marble counters, and a tiled tub/shower. The primary retreat offers vaulted ceilings, spa-inspired ensuite with heated herringbone floors, freestanding tub, steam shower, and an enormous walk-in closet with custom built-ins. A vaulted reading nook and a well-equipped laundry room add convenience. The basement is designed for entertaining with 9' vaulted ceilings, in-floor heating, a rec room boasting a projector and screen, and a kids' play nook. A gym/sports room with puck board walls doubles as a 6th bedroom, while a guest bedroom and full bath complete the level. Outdoors, two aggregate patios, cedar soffit lighting, outdoor speakers, a BBQ gas line, and a zoned irrigation system enhance the fully fenced yard. Additional features include dual high-efficiency furnaces, A/C, on-demand boiler with hot water tank, Sonos system, and central vacuum. Set in Glendale, one of Calgary's most desirable communities, this home offers estate-level living with family-friendly charm, excellent schools, parks, and quick access to downtown and major roadways. Schedule your private showing today! (id:6289)

Built in 2012

Essential Information

| | |
|-----------|-------------|
| Listing # | A2259763 |
| Price | \$2,399,900 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |

| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 3,830 |
| Acres | 0.14 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|-------------------------|
| Address | 2 Granville Crescent Sw |
| Subdivision | Glendale |
| City | Calgary |
| Province | Alberta |
| Postal Code | T3E4E2 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground, Schools, Shopping |
| Features | See remarks, Back lane, Gas BBQ Hookup |
| Parking Spaces | 4 |
| Parking | Attached Garage, Oversize |
| # of Garages | 2 |

Interior

| | |
|-----------------|---|
| Appliances | Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings |
| Heating | Natural gas Forced air, In Floor Heating |
| Cooling | Central air conditioning |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| # of Stories | 2 |
| Has Basement | Yes |

Exterior

| | |
|--------------|-----------------|
| Exterior | Stone, Stucco |
| Construction | Wood frame |
| Foundation | Poured Concrete |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|



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