

3112 Leduc Crescent SW
Calgary, Alberta

MLS # A2293555



\$2,750,000

Division:	Lakeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,356 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Tandem, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Boiler, Fireplace(s), Natural Gas, Zoned	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, Quartz Counters, Smart Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Introducing a stunning new-construction Modern Farmhouse estate that represents a sophisticated blend of transitional luxury and contemporary design. Captivating curb appeal is achieved through a striking neutral palette, a grand arched entryway, and an abundance of oversized, black-framed windows that create a dramatic, light-filled welcome. This residence boasts over 4,900 sq ft of total living space, including more than 3,300 sq ft on the upper levels, featuring 6 spacious bedrooms and 4.5 luxurious bathrooms. Experience true volume with 10-foot ceilings on the main and second levels, complemented by premium engineered hardwood flooring throughout the upper floors. The kitchen is a culinary masterpiece equipped with top-tier appliances, including a built-in Sub-Zero refrigerator and freezer, an 8-burner Wolf gas range, and a matching Wolf hood fan, while a dedicated butler's pantry with a sink adds further convenience for entertaining. The upstairs Primary Suite serves as a private sanctuary featuring a vaulted ceiling and a bespoke walk-in closet with a central island. The spa-like ensuite offers the ultimate in comfort with heated floors finished in a stunning herringbone pattern tile. For ultimate family convenience, every secondary bedroom on the second floor also includes its own private washroom and walk-in closet. The expansive lower level significantly extends the living space and features heated floors throughout for year-round comfort. This basement includes three additional spacious bedrooms, a luxurious 5-piece bathroom, and an incredible recreation area complete with a sprawling family room and a full bar, perfectly appointed for movie nights or hosting guests. Engineered for peak efficiency and performance, this home features the newest technology NTI boiler furnace integrated with flexible duct vent technology. The highly

functional features continue with a cozy gas fireplace in the living room and a second gas fireplace located outside on the concrete patio for elegant outdoor entertaining. The main floor also includes a functional mudroom and a rough-in dog wash area, proving that this house truly has it all. Situated in prestigious Lakeview SW, this estate is surrounded by mature trees and offers phenomenal connectivity, located less than a 15-minute drive from Downtown Calgary. It is minutes away from Mount Royal University and Rockyview General Hospital, with immediate access to North Glenmore Park and elite Golf Clubs. This home sets a new standard for move-in-ready, transitional luxury living. An opportunity not to be missed—call your favorite realtor today to book a private showing. The lockbox is hanging on the pole directly in front of the house for easy access.