



THE
A-TEAM

**RE/MAX
FIRST**

3907 CRESTVIEW Road, Calgary T2T2L5

MLS®#: **A2128785**

Area: **Elbow Park**

Listing Date: **05/03/24**

List Price: **\$4,900,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **3,516**
Low Sqft:
Ttl Sqft: **3,516**

DOM

274
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,721 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,City Lot,Lawn,Low Maintenance Landscape,Interior Lot,No Neighbours Behind,Landscaped,Street Lighting,Secluded,See Remarks

Park Feat:

Double Garage Attached,Driveway,Front Drive,Heated Garage,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Outdoor Kitchen,Private Yard**

Construction: **Stone,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,See Remarks,Washer**
Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Storage,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`6" x 21`4"
Pantry	Main	7`2" x 14`4"
Office	Main	11`0" x 15`10"
Walk-In Closet	Upper	8`0" x 18`5"
Bedroom	Upper	13`2" x 12`0"
Bedroom	Basement	11`10" x 12`0"
Exercise Room	Basement	15`0" x 12`7"
Game Room	Basement	15`0" x 19`5"
2pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	12`9" x 21`10"
Dining Room	Main	13`6" x 17`4"
Bedroom - Primary	Upper	15`2" x 14`8"
Bedroom	Upper	11`0" x 15`10"
Laundry	Upper	15`4" x 7`0"
Media Room	Basement	20`4" x 24`7"
Wine Cellar	Basement	15`0" x 4`2"
Other	Basement	11`10" x 6`7"
3pc Bathroom	Basement	

3pc Ensuite bath
5pc Ensuite bath

Upper
Upper

4pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC1

2311499

Remarks

Pub Rmks: **Experience the quintessence of Calgary living in prestigious Elbow Park with this exceptional opportunity! Situated on a coveted west-facing walkout lot, overlooking River Park, this residence offers a lifestyle unlike any other. Prepare to be enchanted from the moment you enter. Impeccable attention to detail and premium finishes create a home designed to impress. The walkout basement boasts an HD Golf Simulator, wine room, wet bar, spacious rec room, and home gym, ensuring endless enjoyment. Rarely found, the attached oversized heated double-car garage at the front entrance adds convenience and charm, elevating this property to an unparalleled level. With four bedrooms, four-and-a-half bathrooms, and over 5,000 square feet of living space, there's ample room for both relaxation and entertainment. Whether entertaining guests in the expansive living and dining areas or cherishing intimate family moments, every corner of this home is crafted for the ultimate living experience. Step outside into a serene setting with an additional 600 sq. ft. of covered and uncovered living areas, featuring an outdoor fireplace, retractable screens, and heaters—a space designed for year-round enjoyment. This rare opportunity allows buyers to customize the finishes, turning this already remarkable home into their dream retreat. Veranda Estate Homes, renowned for their commitment to quality, has surpassed expectations with this latest offering. If you're seeking a home that embodies the essence of Calgary living at its finest, seize this extraordinary property in Elbow Park as your own. Explore more about this dream home and make it yours today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







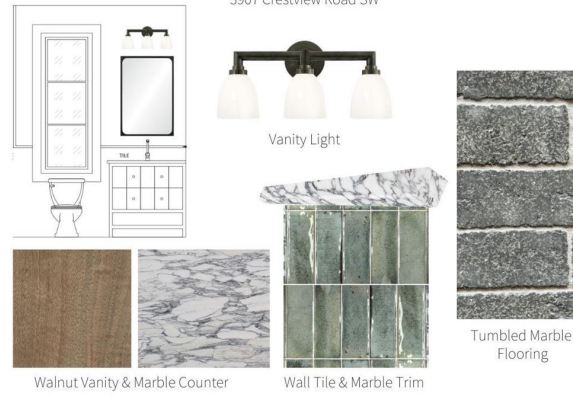
BASEMENT BATHROOM
3907 Crestview Road SW



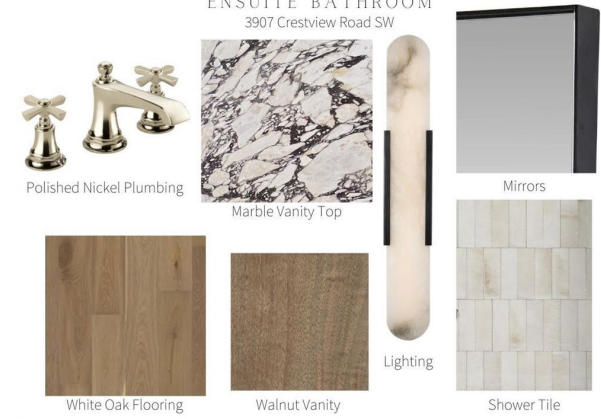
HOME OFFICE
3907 Crestview Road SW



BEDROOM #2 BATHROOM
3907 Crestview Road SW



ENSUITE BATHROOM
3907 Crestview Road SW



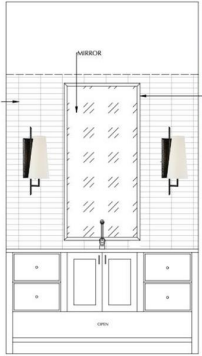
KITCHEN
3907 Crestview Road SW



LIVING ROOM
3907 Crestview Road SW



BEDROOM #3 BATHROOM
3907 Crestview Road SW



Marble Vanity Top



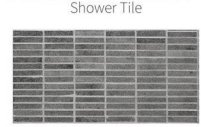
Walnut Vanity



Lighting



Millwork Colour



Honed Granite Flooring



Millwork Colour



Walnut base & bench

MUDROOM
3907 Crestview Road SW



Picture Light



Tumbled Marble Flooring

PANTRY
3907 Crestview Road SW



Cabinet Colour



Honed Granite Counter



Baskets



White Oak Flooring



Black Framed Window

WINE ROOM
3907 Crestview Road SW



Ceiling Fixture X2



Aluminum & Glass Entry Door
And Wall Into Golf Room



Walnut Cabinetry



White Oak Hardwood



5' tall Wine Racks