



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 CRESTRIDGE Point, Calgary T3B 0L6**

MLS® #: **A2139892**

Area: **Crestmont**

Listing Date: **06/18/24**

List Price: **\$1,300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2011**

Lot Information

Lot Sz Ar: **9,752 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,322**

Low Sqft:

Ttl Sqft: **3,322**

DOM

**14**

Layout

Beds: **5 (4 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Irregular Lot,Landscaped**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Cork,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer,Water Softener**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`4" x 13`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 12`5"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>11`0" x 8`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`9" x 17`11"</b>
<b>Office</b>	<b>Main</b>	<b>12`5" x 10`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>23`5" x 19`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`3" x 10`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`6" x 12`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 12`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`6" x 11`3"</b>	<b>Laundry</b>	<b>Upper</b>	<b>9`5" x 6`1"</b>

5pc Ensuite bath  
Family Room  
Bedroom  
3pc Bathroom

Upper  
Basement  
Basement  
Basement

0`0" x 0`0"  
17`3" x 14`0"  
13`5" x 10`2"  
0`0" x 0`0"

5pc Bathroom  
Game Room  
Exercise Room

Upper  
Basement  
Basement

0`0" x 0`0"  
22`8" x 19`0"  
12`10" x 12`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC (pre 1P2007)**

**0813097**

Remarks

Pub Rmks:

**Crestmont - 15 Crestridge Point SW: Welcome to this fully developed estate home featuring over 4,600 sq ft of development, 4 + 1 bedrooms, 3.5 bathrooms, and a heated double garage. The open main floor features a spacious entry leading to the large office/den complete with frosted glass doors and floor-to-ceiling built-ins. The central kitchen has an island with a prep sink, granite counters, a pot filler, high-end stainless steel appliances (Sub Zero Fridge, Wolf Gas cooktop, Wolf microwave, Wolf wall oven, Bosch dishwasher), and a walk-through butler's pantry with window. A large breakfast nook has a door for access to the upper back deck and is open to the living room with gas, stone fireplace, and built-ins. The large, formal dining room has room for a large table and plenty of entertaining space. The 2 pc powder room and spacious mud room with locker storage complete the main floor. The center staircase leads to the upper level featuring a large primary bedroom with a sitting area, gas fireplace with built-in dressers, access to the upper balcony, and a 5 pc ensuite with heated floors, dual sinks, a large vanity, jetted tub, glass shower with dual shower heads and bench + walk-in closet. You will also find 3 additional good-sized bedrooms, a bonus room with desk space; a laundry room with sink, folding counter, and cabinets; and a large 5 pc main bathroom with separate door to shower and toilet. The fully developed lower level features a large family room with gas fireplace + built-ins, a rec room/games area, a 5th bedroom, a gym, a 3 pc bathroom with glass shower and heated floors, and a mechanical room with lots of storage. This home sits on a large, pie-shaped lot on a quiet cul-de-sac surrounded by mature trees for privacy. The southwest backyard is fully landscaped with a stone patio/retaining wall, spiral stairs leading to the upper deck, and lots of space for the kids to play on the grass. Additional features of this home include: built-in speakers, 2 furnaces, 1 regular hot water tank and one tankless hot water system, central AC (upstairs furnace), reverse osmosis water filter, water softener, and an underground sprinkler system. Located in Crestmont with plenty of green space, walking paths and parks, and quick access to Highway 1, Stoney Trail, Calgary Farmer's Market West, Canada Olympic Park, and a short commute to downtown. Call today to book your private showing!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

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

















