



THE
A-TEAM

**RE/MAX
FIRST**

136 CRESTRIDGE Terrace, Calgary T3B 1G8

MLS®#: **A2150979**

Area: **Crestmont**

Listing Date: **07/25/24**

List Price: **\$1,148,800**

Status: **Active**

County: **Calgary**

Change: **-\$49k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **5,672 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,502**
Low Sqft:
Ttl Sqft: **2,502**

DOM

53
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Street Lighting,Rectangular Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Garburator,Gas Oven,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`3" x 14`6"
Pantry	Main	8`4" x 7`3"
Dining Room	Main	14`0" x 13`11"
Living Room	Main	12`6" x 13`11"
Office	Main	9`9" x 8`11"
Mud Room	Main	5`10" x 15`1"

Room	Level	Dimensions
Bedroom - Primary	Upper	13`5" x 13`6"
5pc Ensuite bath	Upper	14`7" x 9`5"
Walk-In Closet	Upper	9`4" x 7`9"
Laundry	Upper	6`9" x 11`11"
Bedroom	Upper	13`9" x 14`8"
Bedroom	Upper	11`7" x 12`8"

Foyer
2pc Bathroom

Main
Main

9`10" x 7`0"
5`9" x 5`3"

4pc Bathroom
Bonus Room
Legal/Tax/Financial

Upper
Upper

9`3" x 5`3"
10`0" x 13`9"

Title:
Fee Simple
Legal Desc:

2311251

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to Crestmont! Step into unrivalled luxury with this stunning 3-bedroom, 2.5-bath residence, meticulously designed for the discerning homeowner. The grand entrance reveals neutral engineered hardwood floors and oversized 8' doors that lead you to an exquisite kitchen featuring custom hidden full-column side-by-side refrigerator complemented by bespoke white oak handles and a massive pantry and mudroom that is discreetly concealed behind a custom hidden door. The kitchen is a masterpiece, featuring a striking island featuring half quartz waterfall and half white oak design, and a full quartz backsplash from counter to ceiling! Culinary enthusiasts will revel in the premium Jennair appliances, a \$40K upgrade, alongside functional touches like a pot filler, spice and utility pull-out drawers on either side of the 6-burner gas oven, and specialized drawer inserts for utensils and knives. The farmhouse sink, complete with a garburator and cored quartz soap dispenser, ensures every detail is both beautiful and practical. The adjacent living room, with vaulted ceilings, is thoughtfully designed with floor outlets, automatic blinds, and a gas fireplace that promises cozy gatherings! A dedicated home office and 2 piece powder room completes the main floor. Ascend to the upper level to discover upgraded plush patterned cream carpet and a bonus room adorned with a sophisticated tray ceiling offering an elevated sense of space and elegance. Indulge in the opulence of this expansive Master Bedroom, featuring a lavish 5-piece en-suite; the spa-like retreat boasts dual vanities and textured tile extending from floor to ceiling creating an ambiance of sheer elegance. Unwind in the deep soaker tub or enjoy the spacious stand-up shower with a convenient seat bench, epitomizing luxury and comfort at every turn. The expansive walk-in closet with direct access to the laundry room is complete with a front-load washer and dryer and sink. Two large bedrooms awaits your growing family and is just steps away from the luxurious 4-piece bathroom featuring the same counter to ceiling textured tile! For car enthusiasts, the OVERSIZED THREE CAR GARAGE is tall enough for car lifts and boasts side mount door openers, and an extra door leading to the large unfinished 1080sqft basement. Garage is roughed in for a garage heater with pre-installed gas lines, electrical, and venting. With no expenses spared, the exterior dazzles with a \$14k upgraded black window package, completing this impeccable residence! Nestled in the picturesque western edge of Calgary, Crestmont is a tranquil and family-friendly community renowned for its stunning mountain views, lush green spaces, and serene ambiance. Residents enjoy an active lifestyle with numerous walking trails, parks, and a highlight for families in Crestmont is the delightful spray park, ensuring endless fun for children of all ages during the warm summer months. Don't miss the opportunity to make this beautifully home yours!

Inclusions:
Property Listed By:

None
eXp Realty

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













