



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**107 CRESTRIDGE Hill, Calgary T3B 6H2**

MLS®#: **A2174172**

Area: **Crestmont**

Listing Date: **10/25/24**

List Price: **\$1,289,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**  
Lot Information  
Lot Sz Ar: **5,661 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,514**  
Low Sqft:  
Ttl Sqft: **1,514**

DOM

**39**  
Layout  
Beds: **3 (1 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Environmental Reserve,Front Yard,No Neighbours Behind,Landscaped,Views**

Park Feat:

**Aggregate,Garage Faces Front,Heated Garage,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Cement Fiber Board,Stone,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

| Room             | Level    | Dimensions     |
|------------------|----------|----------------|
| 2pc Bathroom     | Main     |                |
| 6pc Ensuite bath | Main     |                |
| Dining Room      | Main     | 20`3" x 15`4"  |
| Laundry          | Main     | 12`9" x 5`11"  |
| Game Room        | Basement | 33`11" x 16`0" |
| Bedroom          | Basement | 15`4" x 11`9"  |

| Room              | Level    | Dimensions     |
|-------------------|----------|----------------|
| 4pc Bathroom      | Basement |                |
| Living Room       | Main     | 15`7" x 14`7"  |
| Kitchen           | Main     | 18`9" x 11`7"  |
| Bedroom - Primary | Main     | 14`11" x 13`0" |
| Bedroom           | Basement | 17`5" x 11`8"  |
| Wine Cellar       | Basement | 11`8" x 7`2"   |

Title:  
**Fee Simple**  
 Legal Desc:

**1811909**

Zoning:  
**R-G**

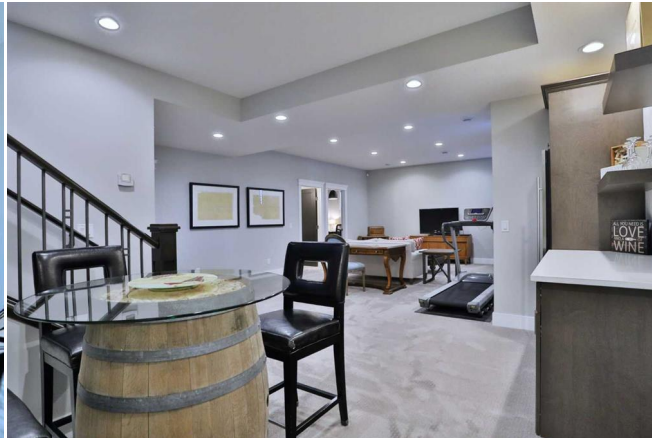
Remarks

Pub Rmks: **Backing onto a winding municipal reserve in the estate community of Crestmont is this truly incredible 3 bedroom NuVista Semi-Estate Custom home waiting just for you! This showpiece of refined living enjoys expansive 9ft ceilings throughout, fully-loaded Legacy kitchen, extensive upgrades throughout, highly-coveted heated 3 car garage & fenced backyard with views of the reserve. Amazing free-flowing design of this fully finished air-conditioned home, which features a beautiful living room with toasty gas fireplace with floor-to-ceiling stone surround, open concept formal dining room with alcove for your china hutch & sleek maple kitchen with full-height cabinets & quartz countertops, subway tile backsplash, huge "hidden" walk-in pantry & the top-of-the-line stainless steel appliances include an Asko dishwasher, brand new Frigidaire microwave/convection oven (2024), new Subzero fridge - with water & ice (2024) plus GE Monogram induction cooktop & built-in convection oven. The private owners' retreat has a large walk-in closet complete with built-ins, views of the reserve & stunning ensuite with quartz-topped double vanities, MAXX soaker tub & glass shower. With over 1100sqft of development, the lower level - with oversized windows & dri-core subfloor with upgraded carpeting/underlay, is finished with 2 large bedrooms, another full bath & games/rec room with quartz-topped bar & wine room. Oversized laundry/mudroom with built-in cabinets & Samsung dryer/steam washer. The backyard is fully fenced & landscaped, complete with deck with gas BBQ line & frosted panels plus gate to the reserve. Additional extras include custom Hunter Douglas blinds, upgraded flooring/baseboard/millwork, Cartwright lighting package, roughed-in radon detector, low-flow/dual toilets, aggregate driveway & durable HardieBoard & stone exterior. Thermostats on both levels, so you can separately control the heat/cooling on each floor & there is a damper system too. Top-notch location on this beautiful corner lot only steps to Crestmont Village Shoppes, just a short few minutes to Crestmont Hall & easy access to the TransCanada Highway & the Stoney Trail ring road to take you to the Calgary Farmers' Market West, Canada Olympic Park, Calgary Climbing Centre, downtown or the mountains!**

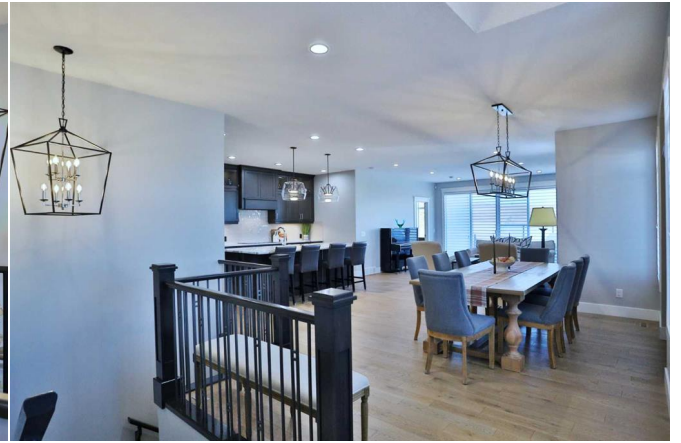
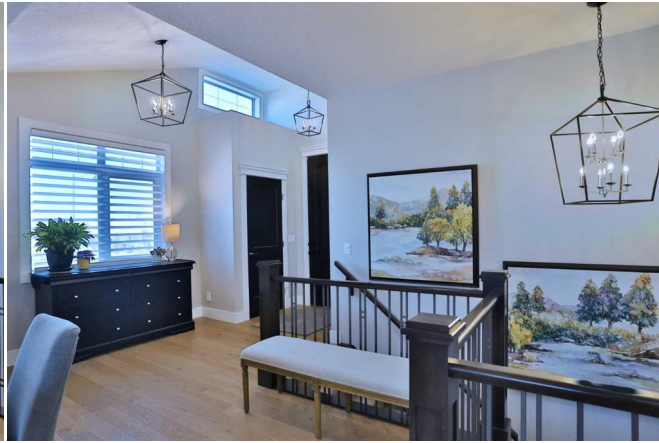
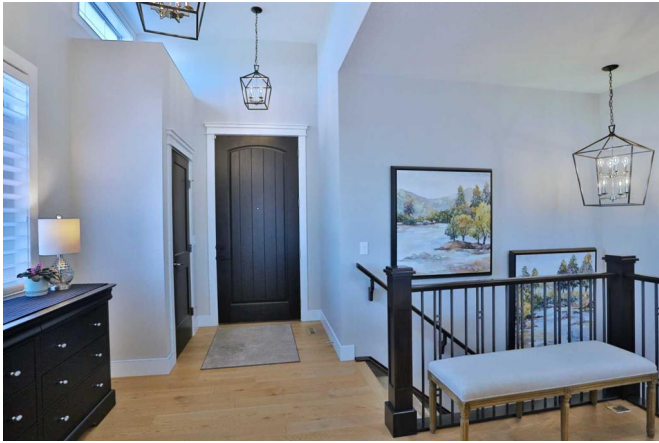
Inclusions: **Alarm system hardware, garage heater, bar fridges in kitchen & basement**

Property Listed By: **Royal LePage Benchmark**

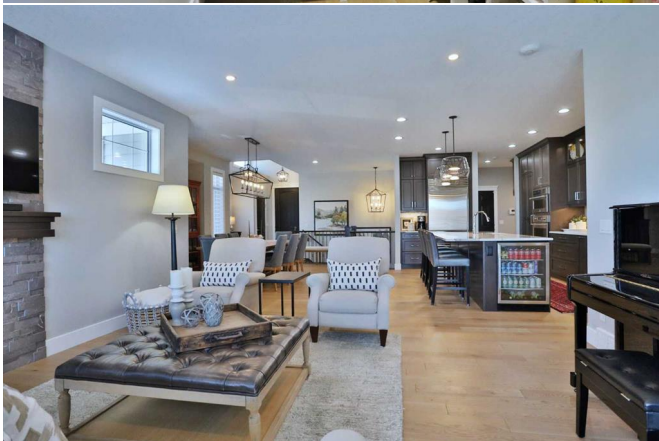
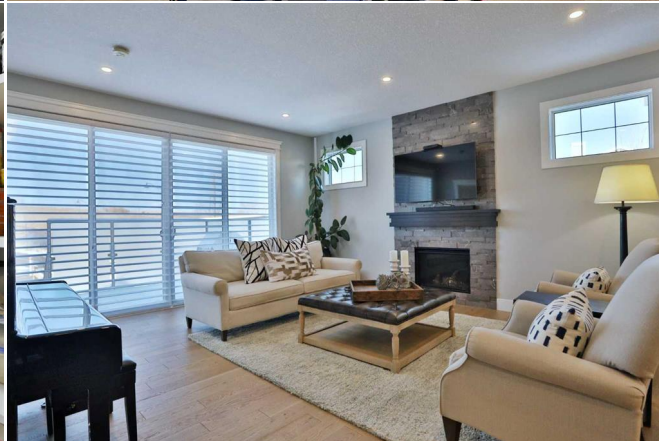
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



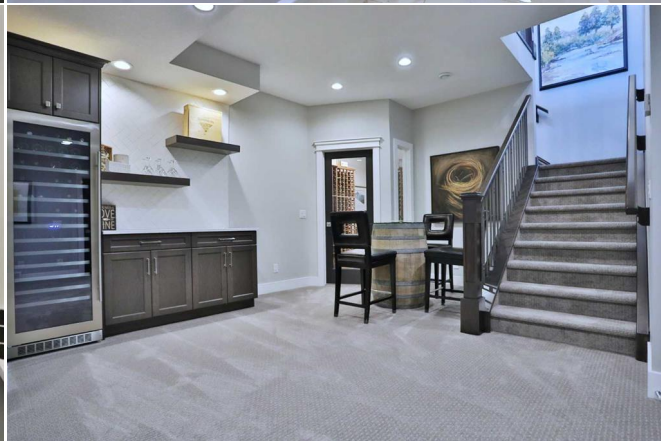
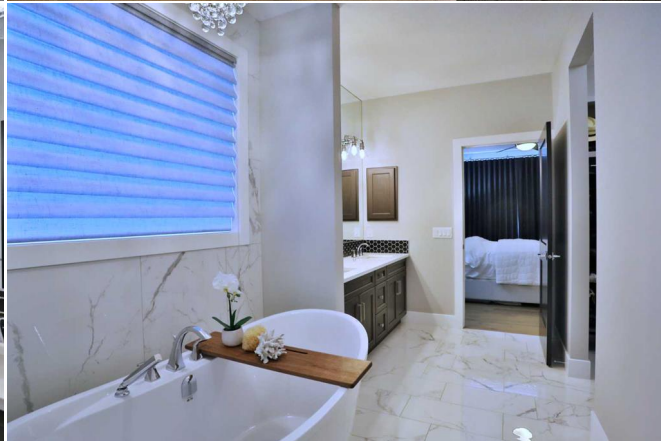
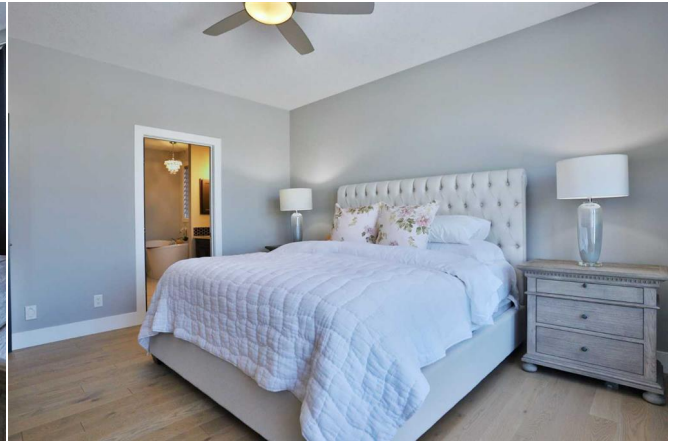




















**107 Crestridge Hill SW, Calgary, AB**

Main Building: Total Exterior Area Above Grade: 1514.91 sq ft



0 1 2  
Scale

Main Floor  
Exterior Area 1514.91 sq ft

Basement (Below Grade)  
Exterior Area 1304.02 sq ft

PREPARED: 2024/10/23

Notes: Figures are excluded from total floor area in CSUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

