



THE A-TEAM

RE/MAX FIRST

3 CRESTRIDGE Heights, Calgary T3B 0L6

MLS@#: A2201636 Area: Crestmont Listing Date: 03/13/25 List Price: \$1,299,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2007
Lot Information
Lot Sz Ar: 8,998 sqft
Lot Shape:

Finished Floor Area

Abv Sqft: 2,464
Low Sqft:
Ttl Sqft: 2,464

DOM

1
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 3
Garage Sz: 3

Access:
Lot Feat: Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Pie Shaped Lot, Views
Park Feat: Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Fire Pit
Construction: Stone, Stucco
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven, Refrigerator, Washer, Window Coverings
Int Feat: Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Utilities:

Room Information

Table with 5 columns: Room, Level, Dimensions, Room, Level, Dimensions

Title: Fee Simple
Legal Desc: 0610812
Zoning: DC

Remarks

Pub Rmks: Welcome to this exquisite Augusta-built estate home, nestled on a quiet corner lot, this stunning property offers breathtaking panoramic mountain views and

luxurious upgrades throughout. With a professionally landscaped west-facing backyard, an oversized triple-car garage, and impeccable craftsmanship, this home is a true masterpiece. As you approach, the impressive curb appeal is immediately evident, highlighted by a Rundle rock retaining wall and meticulous front-yard landscaping. The exposed aggregate driveway and no-maintenance stucco exterior, ensures lasting beauty. Step inside to discover a bright and airy layout, enhanced by fresh paint, new high-end carpet, and rich hickory hardwood floors that have been sanded in place for a seamless finish. The heart of the home is the gourmet kitchen, featuring high-end SubZero and Thermador appliances, a gas range cooktop, garburator, a porcelain farmhouse sink, and elegant solid maple cabinetry with upgraded soft-close mechanisms. Granite countertops and a spacious island provide both functionality and beauty, while ceiling-height cabinets offer ample storage. Open to the dining area, this space is bathed in natural light and offers direct access to an expansive back deck, where built-in speakers set the perfect ambiance while enjoying the spectacular mountain views. The adjacent living room is a warm and inviting space, anchored by a stunning triple-sided fireplace that also serves the eating nook. Large windows frame picturesque views, while the seamless flow between the kitchen and living area creates an ideal space for gatherings. A sophisticated front office with classic wainscoting provides the perfect work-from-home setup. Upstairs, a grand bonus room greets you with a built-in bookcases. The primary retreat is complete with a spa-like ensuite featuring in-floor heating, dual granite vanities, an oversized rain shower, and a jetted soaker tub. The expansive walk-in closet is thoughtfully designed with custom cabinetry and racking. Additional upstairs bedrooms benefit from sound-insulated walls. The walkout basement extends the home's living space with a generous recreation area that opens onto a lower-level patio and the beautifully landscaped backyard. Mature trees, shrubs and a cozy fire pit create an enchanting outdoor oasis. A den space offers versatility for an additional office or home gym, while a spacious bedroom and 3-piece bathroom provide convenience for guests or extended family. High-efficiency furnaces, double hot water tanks, a water softener, and in-floor heating ensure optimal comfort year-round. Additional features include Hunter Douglas blinds throughout and a central vacuum system. The oversized triple garage provides ample space for vehicles and storage, while the in-ground irrigation system keeps the yard pristine. Situated just minutes from downtown and with easy access to the mountains, this Crestmont estate home seamlessly blends luxury, comfort, and practicality.

Inclusions:

Property Listed By:

Mounted wall TV's (x2), Alarm system, Garage openers (x2), Garage controls (x4), Garage heater
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













