

# \$1,299,900 - 3 Crestridge Heights Sw, Calgary

MLS® #A2201636

**\$1,299,900**

4 Bedroom, 4.00 Bathroom, 2,464 sqft  
Residential on 0.21 Acres

Crestmont, Calgary, Alberta

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.

Built in 2007

### **Essential Information**

MLS® #	A2201636
Price	\$1,299,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,464
Acres	0.21
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3 Crestridge Heights Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0L6

### **Amenities**

Amenities	Clubhouse
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	DC
HOA Fees	350
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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