

# \$1,698,900 - 81 Crestridge View Sw, Calgary

MLS® #A2194577

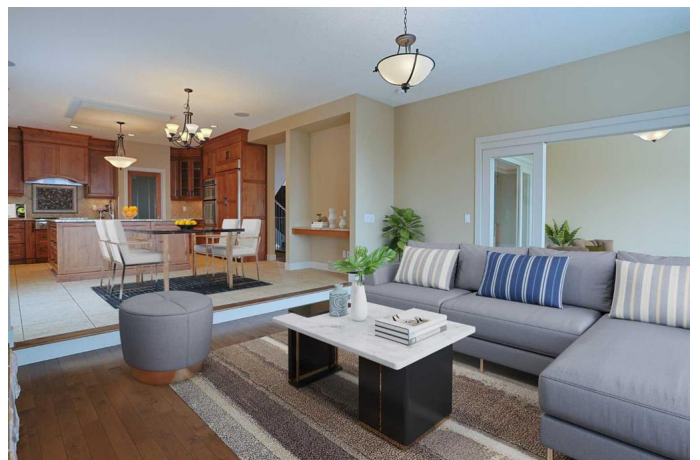
**\$1,698,900**

6 Bedroom, 6.00 Bathroom, 3,514 sqft

Residential on 0.27 Acres

Crestmont, Calgary, Alberta

Words fail to describe this truly phenomenal home in the estate community of Crestmont—an incredible custom-crafted two storey walkout with a total of 6 bedrooms & 6 bathrooms, 4 fireplaces, oversized 3 car garage & amazing backyard with ornamental waterfalls & terraced patios. Built by Symphony Fine Homes for the original owners, this beautifully appointed home enjoys gleaming hardwood floors & rich cherry woodwork, showpiece chef's kitchen with top-of-the-line appliances, granite countertops throughout & panoramic views of the surrounding neighbourhood & distant horizon as far as the eye can see! Thoughtfully designed for both entertaining & family living in mind, the main floor of this sensational home features a formal living room with fireplace complemented by built-ins, expansive family room with stone-facing fireplace & window seat, open concept dining room with built-in hutch & sun-drenched sunroom with heated tile floors & vaulted ceilings. At the heart of this exquisite home is the fully-loaded cherrywood kitchen with its glistening granite counters & tile floors, centre island with veggie sink & instant hot water, full-height cabinets & high-end appliances including 2 Fisher & Paykel dishwashers, Viking gas cooktop & KitchenAid built-in convection oven. Next to the kitchen is the large mudroom with built-in lockers & closet, powder room, walk-in pantry & access into the 3 car garage. Upstairs is where you'll find 3 big bedrooms—all



with hardwood floors & private ensuites; the oversized owners' retreat has a fireplace, walk-in closet & jetted tub ensuite with double vanities & shower with body jets. Completing the 2nd floor is an office/sitting room with walk-in closet & laundry with sink & LG steam washer & dryer. The beautifully finished walkout level has 2 large bedrooms with 2 closets & the other with its separate access into the full bathroom, cold room with built-in shelving, tons of extra space for storage & media/rec room with wet bar, fireplace & retractable projection screen. Main floor also an office with built-in desk plus another bedroom & full bath with shower—the ideal set-up for your in-laws or guests. Additional features & extras include low-flow/dual-flush toilets & granite counters in all the bathrooms, built-in ceiling speakers & Hunter Douglas blinds, tray ceilings with accent lighting, 2 furnaces with NEST thermostats, irrigation system, 220V plug-in & built-in shelving in the garage, natural gas lines for BBQ on both the balcony & patio, central air on the 2nd floor & roughed-in on main floor, Control4 home automation system & 2 Rheem hot water tanks. Prime location on this beautifully landscaped lot only a few short minutes to Crestmont Hall & Crestmont Village Shoppes, community parks & quick easy access to the TransCanada Highway & the Stoney Trail ring road to take you to the Calgary Farmers' Market West & Canada Olympic Park, Trinity Hills, downtown or the mountains!

Built in 2011

### **Essential Information**

MLS® #	A2194577
Price	\$1,698,900
Bedrooms	6
Bathrooms	6.00

Full Baths	5
Half Baths	1
Square Footage	3,514
Acres	0.27
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	81 Crestridge View Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1G8

### Amenities

Amenities	Park
Parking Spaces	6
Parking	220 Volt Wiring, Oversized, Triple Garage Attached, Garage Faces Side
# of Garages	3

### Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Instant Hot Water
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Family Room, Gas, Living Room, Stone, Tile, Master Bedroom
Has Basement	Yes

Basement	Finished, Full, Walk-Out
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## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Underground Sprinklers, Views, Sloped Down
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 17th, 2025
Days on Market	70
Zoning	DC
HOA Fees	350
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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