

\$885,000 - 31 Crestridge Way Sw, Calgary

MLS® #A2119539

\$885,000

4 Bedroom, 4.00 Bathroom, 2,686 sqft

Residential on 0.19 Acres

Crestmont, Calgary, Alberta

Welcome to 31 Crestridge Way SW, a stunning ALBI custom-built family home nestled in the serene community of Crestmont. Boasting a fully finished walk-out basement and an exceptional floor plan, this residence offers an exquisite blend of modern luxury and functional design.

Upon entry, guests are greeted by contemporary ceramic tile flooring that gracefully extends throughout the main level, creating a seamless flow from room to room. The front office, adorned with elegant French doors, offers a private retreat for work or study.

The heart of the home lies in the open-concept great room, featuring soaring 9-foot ceilings and a striking stone gas fireplace with a warm wood mantel, perfect for cozy evenings with loved ones. The gourmet kitchen is a culinary enthusiast's dream, equipped with upgraded stainless steel appliances including a VIKING gas stove, WOLF hood fan, and Samsung refrigerator. A sprawling center granite island provides ample space for meal preparation and casual dining, while a generously sized walk-through pantry ensures convenient storage. Adjacent to the kitchen, the oversized mudroom offers practical organization for busy households.

Ascending to the upper level, guests are greeted by wide plank dark hardwood floors that lend an air of sophistication. The luxurious



master bedroom beckons with picturesque mountain views, a spacious walk-through closet, and a spa-inspired ensuite boasting his and her vanities. Two additional bedrooms offer comfort and convenience, complemented by a well-appointed 4-piece bathroom. A large bonus room, complete with a vaulted ceiling and built-in book shelves, provides an ideal space for relaxation or entertainment, while a dedicated laundry room adds functionality to daily routines.

The walkout basement serves as an inviting retreat, featuring a large family room with a designated games area, perfect for hosting gatherings or unwinding with loved ones. A fourth bedroom and a convenient 3-piece bathroom complete this level, offering versatility and comfort for residents and guests alike. Not to be overlooked, the property also features an oversized garage with high 11-foot ceilings, offering ample space for vehicle storage, workshop activities, or additional storage needs. Whether housing multiple vehicles or accommodating recreational equipment, the expansive garage provides versatility and convenience for homeowners with varied lifestyles.

Outside, the property is graced by meticulously landscaped grounds, offering ample space for outdoor enjoyment and entertaining, complete with a large playset. Located in a desirable community with access to amenities, parks, and schools, and walking distance to the community centre with a splash park for the kids in the summer!

Don't miss your chance to call this exquisite property home. Schedule your private viewing today and make your dream of luxurious family living a reality!

Built in 2004

Essential Information

MLS® #	A2119539
Price	\$885,000
Sold Price	\$930,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,686
Acres	0.19
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	31 Crestridge Way Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Z3

Amenities

Amenities	Clubhouse, Park, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Oversized

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Other, Playground
Lot Description	Back Yard, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 17th, 2024
Days on Market	14
Zoning	DC (pre 1P2007)
HOA Fees	350.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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