

\$1,300,000 - 22 Crestridge Mews Sw, Calgary

MLS® #A2128973

\$1,300,000

4 Bedroom, 4.00 Bathroom, 2,983 sqft

Residential on 0.16 Acres

Crestmont, Calgary, Alberta

Check out this absolute Showstopper! This former lottery show home crafted by Augusta is the epitome of luxury and functionality! Exuding charm and sophistication with over \$250K in upgrades, fully landscaped yard, and gemstone lighting! No expenses spared on this stunning property spanning over 4100 Sq/Ft of developed living space. This corner lot home with attached triple garage has it all! The main level completely designed with style and function with open floor plan of living area, dining room, and kitchen adorned with rich hardwood flooring. This incredible chef's kitchen comes completely equipped with top-of-the-line appliances, massive two-tiered island, butler pantry, coffee bar and a generous amount of custom pull-out cabinet space and more. Finishing off the main level is large home office for a dedicated workspace and 2 piece powder room for convenience. The upper level is among the best layouts I have ever seen. At the top of the stairs you'll find a very welcoming bonus room and sitting area for those days when you just want to relax and read a book or watch your show in peace. Down the hall from there you'll find two large secondary bedrooms, a full 4-piece bath, and a dedicated laundry room. The primary bedroom completes the upper-level with its spa-like en-suite bathroom including a beautiful glass and tile shower, large soaker tub, 2 vanities, and a walk-through closet the size of a downtown condo. The lower level of this amazing



property is an entertainers dream! Wet bar, games room, recreational space to watch the game or host movie nights, this fully developed basement has it all. Top it all off with 9 foot ceilings, a fourth large bedroom (or gym space) and an exceptionally large full 4-piece bathroom for your overnight friends, family, or guests! Let's talk about the yard! Outside, a low maintenance southwest facing backyard, offering the perfect Oasis for summer evenings with the family or hosting friends. Complete with a custom countertop and built-in BBQ, cedar privacy screens, tranquility from the double water feature, gas fire table, and aggregate concrete patio. The meticulously landscaped grounds show the true care in this property with user simplicity and every bit of the Wow Factor imaginable. This home is sure to capture your attention! Impeccably maintained showcasing pride of ownership. One step inside and the attention to detail cannot be missed. Must be seen firsthand to fully appreciate it's splendor.

Built in 2012

Essential Information

MLS® #	A2128973
Price	\$1,300,000
Sold Price	\$1,325,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,983
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Crestridge Mews Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0M1

Amenities

Amenities	Clubhouse, Day Care, Park, Picnic Area, Playground
Parking Spaces	5
Parking	Driveway, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Fire Pit
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Garden, Landscaped, Underground Sprinklers, Treed, Waterfall
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 17th, 2024
Days on Market	8

Zoning	DC (pre 1P2007)
HOA Fees	376.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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