

\$1,065,000 - 318 Crestmont Drive Sw, Calgary

MLS® #A2133133

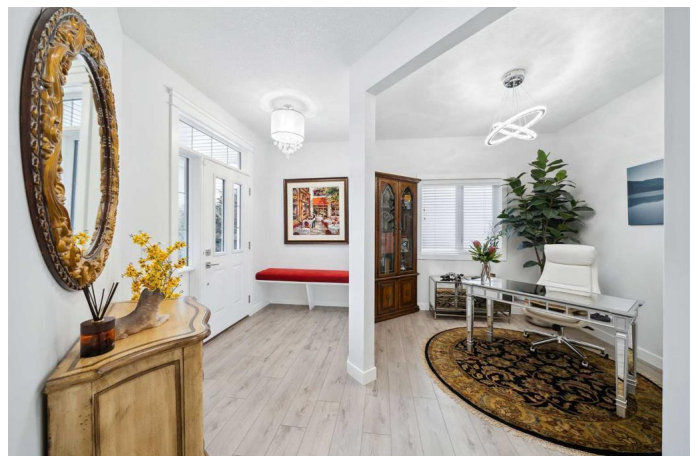
\$1,065,000

4 Bedroom, 4.00 Bathroom, 2,435 sqft

Residential on 0.12 Acres

Crestmont, Calgary, Alberta

Nestled in the heart of the prestigious Crestmont community, this extraordinary residence epitomizes the finest lifestyle. This meticulously upgraded home boasts a total living space of over 3,300SF including a fully developed basement and is set on a sprawling lot. From the moment you arrive, you'll be captivated by the stunning curb appeal, highlighted by front water bubblers, installed with precision by Water by Design Calgary's premiere water feature builder, and perfectly matched to the custom double attached garage door displaying an attractive dark tint for privacy. Step inside and be welcomed by an interior that exudes elegance and sophistication. You'll be greeted by gorgeous hardwood flooring and an open floor-plan flooded with natural light surrounding the gourmet kitchen, living room, and dining area. The kitchen is adorned with top-of-the-line stainless appliances, gas cooktop, ceiling-height cabinets, walk-through pantry, and a large quartz island to seamlessly host friends and family. The oversized custom gas fireplace serves as the focal point of the living area, complemented by extra-large floor tiling and custom light fixtures that add a touch of opulence. A convenient home office, upgraded door and closet handles, drapery, and blinds throughout further enhance the home's refined aesthetic. The exterior is equally impressive, with beautiful decking, multiple trees for privacy, concrete window wells, beautiful fencing, surrounded by yard



lights and professionally landscaped grounds that create a private oasis. The backyard is a true sanctuary, featuring a breathtaking rock and waterfall installation with up-lighting, transforming the space into a Zen retreat. The aggregate drive and epoxy front entrance, along with the finished heated oversized double garage with epoxy flooring and built-in storage, offer practicality without compromising on style. Flow to the expansive Primary Retreat with a large walk-in closet and a stunning 5 pc. ensuite complete with double vanity, free standing soaker bath, and glass shower. This level includes two additional well-sized bedrooms, a bonus/flex room, and a convenient upper laundry room. The additional bedroom and family room in the fully developed basement with 9' ceilings provide ample space for family and guests. This home is not only a visual delight but also highly functional, with amenities such as air conditioning and upgraded registers throughout. The attention to detail is evident in every corner, from the custom finishes to the professionally installed outdoor lighting that illuminates the fencing, trees, and water features, creating a magical ambiance. Living in Crestmont, you'll enjoy a vibrant family community known for its natural beauty and serene environment. With proximity to parks, golf courses, Canada Olympic Park, walking trails, Farmer's Market, and top-notch amenities, this neighborhood offers a perfect blend of tranquility and convenience to downtown Calgary and easy access to the mountains.

Built in 2021

Essential Information

MLS® #	A2133133
Price	\$1,065,000
Sold Price	\$1,065,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,435
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	318 Crestmont Drive Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6G8

Amenities

Amenities	Other, Playground, Recreation Facilities
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, Insulated

Interior

Interior Features	Breakfast Bar, Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Fruit Trees/Shrub(s), Lawn, Landscaped, Many Trees, Street Lighting, Yard Lights, Private, See Remarks, Treed, Waterfall
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 17th, 2024
Days on Market	31
Zoning	R-1s
HOA Fees	367.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Mountain Central
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