

\$1,549,900 - 81 Crestridge View Sw, Calgary

MLS® #A2225216

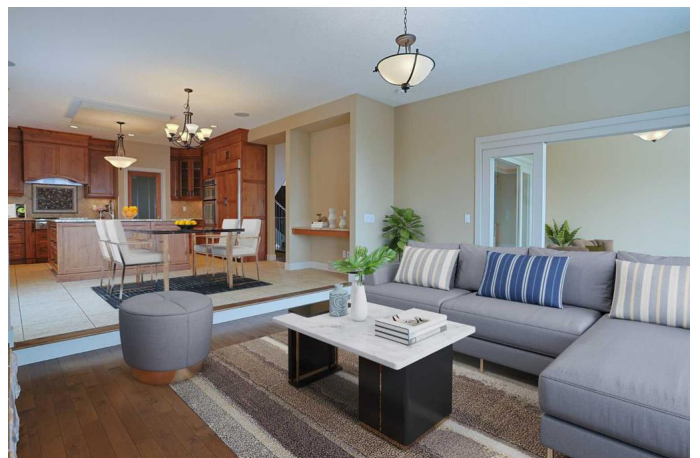
\$1,549,900

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® # | A2225216 |
| Price | \$1,549,900 |
| 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 | Oversized, Triple Garage Attached, 220 Volt Wiring, 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, Pantry, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Low Flow Plumbing Fixtures |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Convection Oven, Instant Hot Water |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 4 |
| Fireplaces | Basement, Family Room, Gas, Living Room, Master Bedroom, Stone, Tile |
| Has Basement | Yes |

| | |
|----------|--------------------------|
| Basement | Finished, Full, Walk-Out |
|----------|--------------------------|

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 | May 28th, 2025 |
| Days on Market | 11 |
| Zoning | DC |
| HOA Fees | 350 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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