



**GRASSROOTS**  
REALTY GROUP

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**325 Crestmont Drive SW**  
**Calgary, Alberta**

**MLS # A2294613**



**\$1,119,888**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,267 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Landscaped,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	n/a		

**FRONT ATTACHED TRIPLE CAR GARAGE | FINISHED WALK OUT BASEMENT | GREEN SPACE BEHIND | EXTENSIVE LANDSCAPING | CORNER LOT** | Welcome to this stunning executive home in Crestmont—one of SW Calgary’s most sought-after, family-friendly communities. Situated on a beautifully landscaped corner lot backing onto green space, this triple-car garage residence boasts luxury at every turn with smart blinds featuring phone & scheduling control, built-in speakers throughout, and approximately \$50,000+ in professional landscaping that truly shows. Step inside to a grand foyer complete with a generous closet, with a dedicated office and window adjacent—perfect for working from home. The kitchen is a chef’s dream, featuring a spacious island, built-in stainless steel appliances, a five-burner built-in gas range, a bar fridge, and an abundance of cabinet and counter space, all finished with luxurious upgrades. The dining room is flooded with natural light from patio doors that open onto a spacious balcony overlooking green space—the ideal setting for meals with family and friends. The living room showcases a gorgeous fireplace feature wall and large windows that fill the space with sunlight, while a large pantry connects to a conveniently designed mudroom with built-in shelving and a bench, and a two-piece powder room completes the main level. Upstairs, three generously sized bedrooms await, including the primary suite with a large walk-in closet and gorgeous four-piece ensuite. The second bedroom also includes a spacious walk-in closet. A five-piece bathroom, a dedicated laundry room with cabinetry, and a versatile bonus room ideal for entertaining or relaxing round out the upper level. The fully finished walkout basement is designed for entertainment and comfort,

anchored by a stylish bar and large recreation room, plus a unique bedroom featuring \$7,000+ worth of acoustic panels with built-in lighting—the perfect personal getaway. A full bathroom, utility room with a second set of laundry machines, and ample storage complete the lower level. The triple car attached garage is equipped with high quality pro slat walls, epoxy flooring, and custom lighting. This space is any CAR ENTHUSIASTS DREAM! Step outside and enjoy the professionally landscaped patio with built-in seating, privacy screens, and a gas fire pit, creating an ideal space for outdoor entertaining. Located with quick access to the Trans-Canada Highway for easy mountain getaways, and with shopping plazas, schools, and everyday amenities just moments away, this is the home where luxury meets lifestyle. Book your private showing today—this home will not last!