



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

250 CRESTRIDGE Place SW
Calgary, Alberta

MLS # A2313826



\$1,849,900

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,528 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Side, Over		
Lot Size:	0.32 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, Front Yard,		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	2 Garage Door Openers, 2 Garage Controls, Deck Heaters, Fire Pit, TV in the Kitchen, Roll Down Blinds, All Draperies		

WELCOME TO THIS EXTRAORDINARY 2-STOREY ESTATE IN THE SOUGHT-AFTER COMMUNITY OF CRESTMONT — 3,528 SQ FT Developed + 1,604 SQ FT Undeveloped = 5,132.08 TOTAL SQ FT w/3 BEDROOMS, 2.5 BATHROOMS, a TRIPLE ATTACHED GARAGE + an WALKOUT BASEMENT. Perched at the top of a QUIET CUL-DE-SAC w/AMPLE street parking, this 0.32-ACRE PIE-SHAPED LOT sits backing directly onto FORESTED GREENSPACE, combining BREATHTAKING VIEWS, abundant wildlife + ESTATE-STYLE LIVING, offering an unparalleled blend of privacy, nature + luxury. The STUNNING STONE + TIMBER EXTERIOR creates exceptional curb appeal, while inside you'll find 9' CEILINGS, RICH HARDWOOD FLOORING + thoughtful upgrades throughout. A welcoming foyer introduces the home's impressive scale, w/a well-appointed mudroom + CUSTOM BUILT-INS + a WALK-IN COAT CLOSET. The home opens into an INCREDIBLE OPEN-CONCEPT Main Living Space designed for both everyday living + entertaining. The living room is anchored by a cozy STONE GAS FIREPLACE + framed by SOARING 18' Ceilings, MASSIVE windows, built-in window seating + breathtaking forest views, while IN-CEILING SPEAKERS enhance the atmosphere throughout. The breakfast nook is perfect for casual meals + morning coffee, while the CHEF'S KITCHEN impresses w/GRANITE COUNTERTOPS, MAPLE CABINETRY, a CENTRAL ISLAND, GAS STOVE, PREP SINK, COFFEE BAR + WALK-IN PANTRY. The FORMAL DINING ROOM is ideal for family dinners + entertaining, while a PRIVATE OFFICE + convenient 2-PC POWDER ROOM complete the main level. Upstairs, a well-sized 2nd bedroom welcomes family or guests before the hallway opens to the level below, showcasing the home's impressive

scale. Tucked away at the rear of the home, the PRIMARY RETREAT feat. a PRIVATE COVERED BALCONY w/SPECTACULAR MOUNTAIN VIEWS, a SPA-INSPIRED 5-PC ENSUITE w/IN-FLOOR HEATING, SOAKER TUB, WALK-IN SHOWER, DUAL VANITIES + WATER CLOSET, along w/a WALK-IN CLOSET complete w/CUSTOM BUILT-INS. The laundry room has built-in cabinetry + utility sink. Continuing through the upper level, you'll find a spacious 3rd bedroom feat. VAULTED CEILINGS, a WALK-IN CLOSET + easy access to the beautifully appointed 4-PC BATHROOM. A dedicated WET BAR complete w/BAR FRIDGE serves the impressive BONUS ROOM — a spectacular space feat. VAULTED CEILINGS, a GAS STOVE FIREPLACE, built-in storage + endless flexibility for movie nights, games, entertaining or simply relaxing w/family + friends. The UNFINISHED WALKOUT BASEMENT provides over 1,600 SQ FT of future development potential, ready to accommodate a family room, fitness studio, additional bedrooms, recreation space or whatever your lifestyle requires. Step outside to the COVERED BACK DECK w/a BUILT-IN HEATER overlooking the professionally LANDSCAPED YARD, mature trees, FORESTED GREENSPACE + incredible views beyond. A RARE opportunity to own a very PRIVATE ESTATE-STYLE property in Crestmont. Located very close to PARKS, PATHWAYS, a QUICK 20 min drive to downtown + EASY access to the MOUNTAINS. BOOK YOUR PRIVATE SHOWING TODAY!!