



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

83 Crestridge Heights SW
Calgary, Alberta

MLS # A2338204



\$1,549,900

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,760 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: None

**** Open House: Sunday, September 27th 3-5pm **** Welcome home to Crestmont. Set on an exceptional 7,140 sq. ft. lot, this remarkable new home offers the rare combination of luxury, space and lifestyle. Located at Calgary's gateway to the Rockies, mountain adventures are just an hour away, while schools and daycare are close to home. Still under construction with completion anticipated for the end of September, this 2,760 sq. ft. fully finished home with walkout basement has been crafted to an exceptional standard by Tamson Developments. An exposed aggregate driveway, triple garage and large covered front porch welcome you home, overlooking a wooded area with no direct neighbours. Inside, the 10 foot main floor ceilings and oversized windows fill the home with natural light. The heart of the main floor is an impressive chef's kitchen with a huge island and walk through butler's pantry connecting to the mudroom. The dining and living spaces are beautifully defined by a striking fireplace, complemented by custom built ins. From the dining area, step onto the large deck and enjoy effortless indoor outdoor living. A private main floor office adds flexibility for work or study. Upstairs, the vaulted bonus room is made for family movie nights and relaxing, with some beautiful mountain views. The spacious primary retreat features a generous walk in closet with built ins and a luxurious 6 piece ensuite with in floor heating. Three additional large bedrooms provide plenty of space for family or guests, while a large laundry room and 5 piece bathroom complete the level. The fully finished walkout level adds even more room to live, entertain and grow with bar, gym, family room, 4 piece bathroom and bedroom. This is more than a beautifully built new home. It is an opportunity to enjoy a lifestyle defined by space, connection and craftsmanship.

Crestmont offers the best of both worlds, an established community with a warm, family focused feel, while putting WinSport, downtown Calgary and the Trans-Canada Highway within easy reach.