

**92 Crestridge Way SW**  
**Calgary, Alberta**

**MLS # A2220378**



**\$1,250,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,723 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Front Drive, Garage Door Opener, Oversized, Paved, Plug-In, Trip		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, No Ne		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Central A/C X2, Built-in exterior lighting, Bonus room Bose speaker and sub system, Basement 7.1 Denon speakers, sub and amp, Water pre-filter, Water softener, Central Vac c/w hose and attachments, Garage Central Vac canister and hose, Garage fixed cabinetry, Garage upper tire racks (x3), Storage cabinets in bonus room, Storage cabinets in laundry room, HOT TUB - NEGOTIABLE

**\*\*OPEN HOUSE SAT 12:00-3:00PM\*\*** Perched up on an estate-sized lot with immaculate landscaping this meticulously maintained & upgraded home offers breathtaking 180-degree mountain views that redefine everyday living. Private location on the best street in Crestmont with the natural ravine in the front & no neighbors directly behind for unobstructed West views. Just about 4000 sq ft of developed living space that was thoughtfully designed & showcases exceptional craftsmanship. As you enter the property you are greeted by the new Brushed Euro Saluki hardwood guiding you into the open concept main floor with tons of large windows flooding the home with natural light. Large living room with stone faced gas fireplace surrounded by built-ins, & cozy bench seating around the bay windows. Chef's dream kitchen with crisp two-toned custom cabinetry, granite counters, high-end stainless-steel appliances with 6 burner gas stove, wall oven, & built-in microwave, tile backsplash, large center island with wine rack & butcher block extension & walk-through pantry. Open to the dining area with garden doors out to the wall-to-wall upper vinyl balcony with glass railings, gas line for BBQ & sunny West exposure with some of the best mountain views in the City. The perfect spot to relax on long summer nights & watch the spectacular sunsets. Good sized main floor office space and 2-piece bathroom complete the main level. Open railings guide you upstairs to the huge primary bedroom retreat with double French doors & sitting area with views. A gorgeous double-sided fireplace to the spa-like ensuite bathroom with heated tile flooring, deep soaker tub, & "his & her" vanities & make-up counter with new quartz, walk-in 10mm glass shower with bench, & walk-in dressing/closets. Massive bonus room with 16 ft soaring ceilings, big windows facing greenspace, and

surround sound Bose system make this space the perfect movie room, kids play area, or recreation space. Large 2nd and 3rd bedrooms and another full 4-piece bathroom complete this family friendly upper floor. Head downstairs to the fully finished walkout basement with dream rec/family room with 9-foot ceilings & wall to wall built-ins with feature floor to ceiling tiled fireplace and wet bar with beverage fridge. Large 4th bedroom great for older kids, parents or guests and stunning full bathroom with floor to ceiling 10mm glass shower and granite counters. Huge laundry room with tile flooring and built-in counters, cabinetry, and tons of storage space. All this walks out to the aggregate patio in the beautifully landscaped backyard oasis with hot tub area, pristine lawn, mature trees, trimmed shrubs, and interlocking brick firepit area! Don't forget about the oversized triple front garage with epoxy flooring, fixed cabinetry, and tire racks. Comfortably fits 3 vehicles including a full-size truck with ample storage space. Located in the desirable community of Crestmont with community center and quick access out to Highway 1 and Stoney Trail!