



Calgary-C-Crestmont
226 CRESTRIDGE Place SW

LP \$ 1,399,900
MLS #: C3623213

Status:	Active	Type:	Residential Detached Single Family
DOM:	0	Style:	2 Storey
Rms Abv Gd:	8	Year Built:	2011
Bedrms:	Above: 3/Ttl: 4	Basement:	Walkout
Full/Half Baths:	4/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	3679.14	Total Sq M:	341.8

OPEN HOUSE SUN JUNE 29TH 2-4PM! Absolutely exceptional property, nestled in a private, quiet, location in beautiful Crestmont. Fully-finished, intelligent layout with just shy of 5,000 sq ft of total living space. Imagine executive living with luxury finishings & high attention to detail. Exquisite woodwork, stonework, and high-end appliances, from the gorgeous kitchen to the lower-level wet bar & walkout basement. Beautiful barreled ceiling anchors the open plan here. Witness soothing sunsets from the master bedroom & escape the everyday in the lavish 5-pc ensuite spa bath. Fully heated basement & triple-garage floors for winter, backing onto natural trees & green space, mountain views from upper floor & large deck in summer. Lots of space for family to unwind in the large bonus room with built-in entertainment area. The finishing level here is very, very good. New amenities will also soon be built nearby & it's literally just minutes to UofC, Foothills Hospital, Children's Hospital & The Rockies.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:60 days Negotiable		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	1	1	0	0	Occupancy: Seller		Main:	151.8	1633.98
Enst Baths:		0	1	0	1	0			Uppr:	189.9	2044.08
Add Rms:	Finish Levels: 3						Garage Dim:		AbGd:		
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl: www.cbe.ab.ca		Lowr:	120.6	1298.14
Fireplace:	Mantle, Stone Facing						Middle Schl: www.cbe.ab.ca		BIGd:		
Parking:	Triple Garage Attached						High Schl: www.cbe.ab.ca		Total A.G:	341.8	3,679.14

Living Room:	5.74x3.86	M	Master Bdrm:	5.13x4.06	U		
Dining Room:	4.37x4.11	M	Bedrm 2:	4.11x3.86	U	Laundry Roo	2.44x1.88 U
Kitchen:	5.54x5.08	M	Bedrm 3:	3.81x3.61	U		
Family Room:	5.79x4.16	L	Bedrm 4:	3.66x3.15	L		
Den:	3.81x3.30	M	Recreation Room	7.67x3.96	L		
Bonus Room:	6.10x5.18	U					

Flooring:	Carpet, Ceramic Tile, Hardwood	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-2, In Floor Heat System
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stone, Stucco	Remodel:	
Site Influen:	Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Park/Reserve, Playground Nearby, Private	Features:	Barbecue-Built-In, Deck, No Smoking Home, No Animal Home, Wet Bar, Wall Unit-Built-In
Goods Incl:	Dryer, Dishwasher-Built-In, Garburator, Hood Fan, Garage Opener-2 Control, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System-Roughed-In, Washer	Amenities:	
		Restrict:	UTILR
		Goods Excl:	

Warranty: Certified New Home Warranty Program
Front Exposure: NE

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:	\$265
Condo Name:		Condo/HOA Incl:			
Prk Encl/TTL:	3/6				
Reg Size:					

Total Lot M2:	589.0	Lot Dimen:	
Frontage:	17.1	Lot Shape:	Rectangular
Depth:		Zoning:	DC (pre 1P2007)
Conform:		Front Expos:	NE

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 6,891 - 2013	Local Improve	