



GRASSROOTS
REALTY GROUP

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49 Crestridge View SW
Calgary, Alberta

MLS # A2280495



\$1,399,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,317 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Oversized, See Remarks, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hood Fan, 2x Bar Fridge		

This spectacular home in Crestmont is set on a beautifully landscaped lot with sweeping views and offers an impressive sense of arrival with a grand entrance, soaring ceilings, and dramatic staircase. The gourmet kitchen features abundant counter and cabinet space, a large island, wine fridge, walk-in pantry, and a butler's pantry or coffee station with prep sink—perfect for both daily living and entertaining. The dining and living areas are anchored by a striking stone-faced gas fireplace, creating a warm and inviting atmosphere. A main-floor study with custom built-ins adds versatility and function. Upstairs, the primary retreat enjoys stunning views, dual walk-in closets, and a spa-inspired ensuite. Two additional bedrooms with walk-in closets, a 5-piece bath, loft area, and upper laundry complete this level. The finished walkout lower level offers exceptional space with a games/rec room, family room with gas fireplace, wet bar, 3-piece bath, media room, and a workout area that can easily convert to a fourth bedroom. Outside, relax in the professionally landscaped yard. An oversized triple garage provides exceptional parking and storage. An outstanding home in the scenic community of Crestmont—must be seen to be appreciated.