

10 Crestridge View SW Calgary, Alberta

MLS # A2343679



\$875,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,700 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, In Garage Electric Vehicle Charging Station		
Lot Size:	0.14 Acre		
Lot Feat:	Close to Clubhouse, Low Maintenance Landscape, Private, See Remarks, Street View		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, See Remarks, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s)

Inclusions: LEVEL 2 240V Electric Vehicle Outlet & EV Charger, Proslat Garage Storage Shelves (wall attachments not included), Central Vacuum & Attachments, All Window Coverings, Range Hood/Microwave, Oven, Stove, Dishwasher, Refrigerator, Washer & Dryer

There is something to be said for a home that has been loved by the same family from the very beginning. Along the edge of the Estates, this Albi-built home is one of them; thoughtfully built, carefully tended, and surrounded by the winding pathways and preserved greenspace that have made Crestmont a place people tend to stay. Inside, nine-foot ceilings, gentle curves, and arched transitions soften the spaces between rooms. Just off the entry, a bright home office is tucked away from the main living areas, a quiet place to work, read, or get creative. From there, the home opens into the spaces our homeowners have gathered in most. The kitchen and living room have long been at the heart of it all. The granite island, finished with a tiered butcher block coffee bar, has been the backdrop to everything from hurried breakfasts to long conversations over dinner, while the adjoining living room keeps everyone connected. Stainless steel appliances and under-cabinet motion-sensor lighting complement the kitchen, while a walk-through pantry leads naturally into the mudroom and garage, making groceries, school bags, muddy shoes, and the comings and goings of family life that much easier. The garage itself is finished with epoxy flooring, EV charging, professional slat-wall storage, and both hot and cold water taps. Upstairs, the staircase arrives at a sunken bonus room beneath a vaulted ceiling. Tucked down just enough to feel like a space of its own, it has become the natural place to settle in at the end of the day- for movie nights, feet up, and nowhere else to be. The primary suite sits quietly apart, with a spacious bedroom and five-piece ensuite creating a retreat of its own. Beyond it, a custom California Closet organizes the dressing area and continues directly through to the laundry room. A second hallway entrance keeps it equally convenient to the two

additional bedrooms, which share a full four-piece bathroom. The upper-level laundry is one of those seemingly simple details that becomes indispensable once you've lived with it. While the lower level remains unfinished, it has hardly gone unused. Today, there is plenty of room for a home gym and extra storage, while leaving space to imagine a games or media room, additional bedroom, bathroom, or a combination of them all. Behind the scenes, the mechanical systems have been well maintained, including a new hot water tank in 2023, one more reflection of the care this home has received. And then there is the backyard. Ask our sellers what they'll miss most, and this is it. Layered gardens and pathways weave between the deck, stamped patio, and fire, creating a backyard made for dinners outside, evenings around the fire, and fall nights that linger a little longer once the sun sets under the rockies. Perhaps that is what defines this home best. It was built with quality, but lived in with love, and ease. There is a story behind each space here, and a community that has become just as much a part of that story over time.