

**92 Crestridge View SW**  
**Calgary, Alberta**
**MLS # A2278302**

**\$1,995,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,130 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Quad or More Attached, Tandem		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Treed, Underground Sprinklers		

<b>Heating:</b>	In Floor, 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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** Hot Tub, 2nd dishwasher in lower bar, 3 attached TV's.

Welcome to a truly remarkable residence in the sought-after southwest community of Crestmont—a former Augusta show home showcasing extensive upgrades, refined craftsmanship, and a unique combination of luxury and functionality. Positioned on a generous corner lot with 3 bedrooms and rare 5-car garage, this highly coveted bungalow boasts more than 4,000 sq. ft. on two levels and offers an elevated lifestyle with thoughtfully designed spaces both indoors and out. The open-concept main level boasts 10' & 11' ceilings and is anchored by a stunning chef's kitchen, featuring extensive custom cabinetry, high-end Sub-Zero and Wolf appliances, and an oversized pantry—perfectly suited for both everyday living and elegant entertaining. Sunlight fills the space through transom windows, flowing seamlessly into inviting living and dining areas that open to multiple outdoor spaces. The primary suite on the main level is a private retreat of impressive scale, complete with its own southwest-facing deck. A spa-inspired ensuite with dual vanities, heated floors, a luxurious soaker tub and an expansive dressing room creates a serene, hotel-calibre experience. The main floor is complete with an executive style office featuring built-in desk and cabinetry, powder room and functional laundry & mudroom. Designed for entertaining and relaxation alike, the fully developed lower level offers two additional generously sized bedrooms, each with its own full bath and an spacious recreation and games room. A sophisticated wet bar is complemented by a dedicated wine room, while a fitness room and hobby/craft room with second laundry area adds to the home's lifestyle appeal. Outdoor living is equally exceptional, with multiple decks and private outdoor spaces, including a secluded walk-out cove featuring a hot tub. Outstanding landscaping includes feature

rundle stone, wrought iron fence and back yard bordered by additional evergreen trees for enhanced privacy and year-round enjoyment. A standout feature rarely found: a five-car garage with room for vehicle lifts, and offering unparalleled storage, dog wash and flexibility for car enthusiasts or hobbyists. Situated in the coveted Crestmont community on Calgary's west side, this home offers more than just luxury indoors. Residents enjoy access to an inviting HOA clubhouse, scenic parks and pathways, and sport courts for recreation and play. Retail destinations are conveniently close, and the location provides easy access to downtown Calgary as well as direct routes to the mountains, making daily life and weekend escapes effortless. This is a rare opportunity to own a statement property in Crestmont—perfect for empty nesters or those about to be - where luxury, privacy, and thoughtful design converge in one extraordinary home.