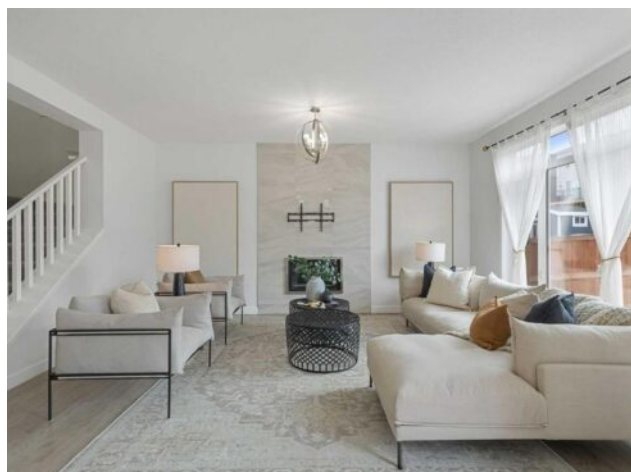


**326 Crestmont Drive SW**  
**Calgary, Alberta**

**MLS # A2304352**



## \$959,900

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,580 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Triangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, Double Vanity, Kitchen Island, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

An exceptional luxury residence offering 2,580 sq. ft. of refined living in the prestigious community of Crestmont, perfectly positioned on a sun-drenched south-facing lot. The grand entry introduces a sophisticated den/office, elevated by designer wallpaper and an elegant ambiance. The gourmet kitchen is a true showpiece, featuring crown-moulded cabinetry, an expansive quartz island, premium built-in appliances including a wall oven and microwave, a striking chimney hood fan, and a gas cooktop—crafted for both everyday living and upscale entertaining. The main living area is anchored by a stunning full-height tiled fireplace, creating a warm yet dramatic focal point. Step outside to a beautifully curated backyard retreat, complete with a massive deck designed for seamless indoor-outdoor living and private relaxation. Upstairs, the home continues to impress with four generously sized bedrooms, including an oversized primary suite offering a luxurious escape, along with a spacious bonus room ideal for elevated family living or entertainment. Set against a breathtaking mountain backdrop, Crestmont offers unparalleled access to scenic pathways, nature, and panoramic views. Ideally located just minutes from WinSport Olympic Park and the Calgary Farmers’ Market West, less than 20 minutes to downtown Calgary, and approximately one hour to the iconic Banff National Park—this is elevated living at its finest.