JOSH DESGAGNE REAL ESTATE

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3920 Crestview Road SW Calgary, Alberta

MLS # A2290464

$2,368,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,301 sq.ft.	**Age:**	1953 (73 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated, Private Electric Vehicle Chargi		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Boiler, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Storage		

Inclusions: laundry room fridge, solar panels, EV charging station in garage, firepit, outdoor sprinkler system, outdoor yard lights, wine cellar shelving and temperature control unit

Located on a quiet, low-traffic street in the highly sought-after community of Elbow Park, this fantastic family home in Upper Elbow Park offers outstanding curb appeal with its timeless brick and wood exterior and a warm, welcoming presence. Inside, the thoughtfully designed floor plan features spacious principal rooms and excellent flow, ideal for both everyday living and entertaining. The main floor showcases newly installed engineered hardwood flooring (2024) and includes a formal living room, dining room, office or den/library, inviting family room, beautifully renovated laundry room (2018), and an eat-in kitchen with updated countertops (2016) overlooking the private backyard. Upstairs you’ll find a rare five-bedroom layout, offering exceptional flexibility for growing families, guest space, or the option of four bedrooms plus a second home office or expanded dressing room off the primary suite. The lower level provides a generous recreation room, a custom temperature-controlled wine cellar (2016), abundant storage, and convenient access to the attached double garage, which is equipped with an electric vehicle charging station (2021). Outside, the private, treed and fully fenced yard with underground sprinklers and firepit area creates a peaceful retreat. Back covered deck area is heated, as is the front covered porch/deck, such great areas to gather and enjoy year round. Numerous substantial upgrades add comfort and efficiency, including a high-efficiency boiler with Axiom feeder for the hot water heating system (2022), solar panel installation providing 8.75 kW (2021), roof replacement (2021), renovated upper-level bathrooms with in-floor heat (2016), updated carpeting (2016), and custom built-in cabinetry (2016). Perfectly positioned within walking distance to Marda Loop, River Park and its extensive pathway system, William Reid School, and the

prestigious Glencoe Club, and just minutes from downtown and Western Canada High School, this is an exceptional opportunity to enjoy an established inner-city lifestyle in one of Calgary’s most desirable neighborhoods.

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