



**GRASSROOTS**  
REALTY GROUP

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**39 Crestridge Way SW**  
**Calgary, Alberta**

**MLS # A2256191**



**\$899,900**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,203 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Covered, Double Garage Attached, Driveway, Enclosed,		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, L		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Hot Tub "As-Is", Pool Table & Accessories, In-Ground Electric Dog Fence "As-Is", Shed, All Custom Cabinetry in Primary Bedroom Closet, 2X Fridges at Basement Wet Bar

Wow! A rare opportunity in the highly sought-after community of Crestmont in SW Calgary! This beautifully appointed and extensively upgraded 4-bedroom, 3.5-bathroom home offers 3,168 sq. ft. of fully developed living space, perfectly balancing comfort, style, and functionality. The main floor features a chef-inspired kitchen with stainless steel appliances and corner pantry, a spacious living room with soaring ceilings and a cozy gas fireplace, a generous dining area, a private den, and a stylish powder room. Upstairs, you'll find a bright bonus room, a well-appointed laundry room with sink and cabinetry, and three large bedrooms, including a stunning primary retreat with vaulted ceilings, a spa-like ensuite, and a walk-in closet with custom built-ins. The fully finished walk-out basement offers incredible versatility, complete with an extravagant rec room with gas fireplace, games area with pool table, kitchenette/wet bar, fourth bedroom, and full bathroom—perfect for entertaining or accommodating guests. Enjoy multiple outdoor living spaces, including a welcoming covered front porch, expansive rear balcony with BBQ gas line, and a lower covered patio in the serene, private NW-facing backyard with no neighbours behind. This home is move-in ready, with numerous upgrades: new furnace, new central air conditioner/heat pump, new central vacuum system, new steam humidifier, and fresh paint- all in 2024, as well as a new microwave and stove/oven (2025), asphalt shingles (2018), and a water softener system. This is a must-see property in one of Calgary's most desirable neighbourhoods—don't miss your chance! Call today to schedule your private tour.