



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**114 Crestridge Hill SW**  
**Calgary, Alberta**

**MLS # A2262259**



**\$569,900**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 312
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan		

<b>Inclusions:</b>	N/A
--------------------	-----

Discover this stunning end-unit modern townhome nestled in the prestigious community of Crestmont. This beautiful 3-bedroom, 2.5-bath home is flooded with natural light and offers a seamless blend of comfort, elegance, and convenience. The open-concept layout showcases high-end stainless-steel appliances, stylish finishes, and spacious living areas designed for modern living. Enjoy your morning coffee on the large balcony overlooking the majestic Rocky Mountains, or unwind in your bright, sun-filled living room. The unfinished basement provides endless possibilities for customization—create a gym, theatre, or additional living space that fits your lifestyle. Built in 2023, this end-unit townhome offers quick access to major routes like Stoney Trail, making your daily commute effortless. You’ll be within minutes of schools, parks, shopping, and amenities, with Banff and the mountains just a short drive away. Complete with an attached garage, A/C rough-in, and a move-in-ready interior, this is the perfect home in one of Calgary’s most sought-after neighborhoods. Make 114 Crestridge Hill SW your new address—where luxury, nature, and convenience meet.