

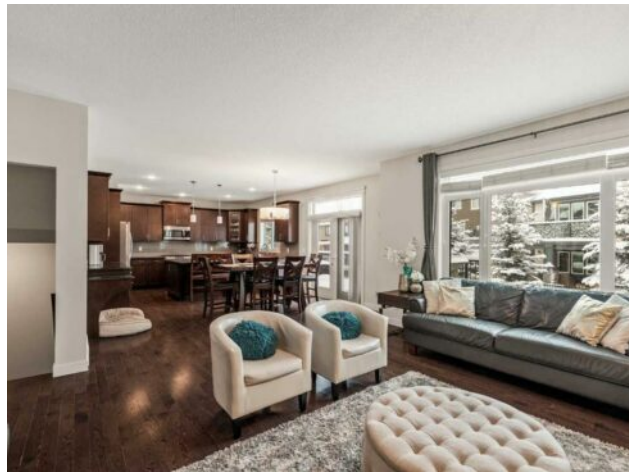


GRASSROOTS
REALTY GROUP

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

6 Crestridge Mews SW Calgary, Alberta

MLS # A2273471



\$1,050,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,661 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Pie Shaped Lot, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Pantry fridge, all window coverings and hardware, kinetico water system, central vac and attachments, garage opener x2, garage keypad, garage remote, a/c unit

Proudly presenting 6 Crestridge Mews wonderfully situated on a quiet 7,400 SF cul-de-sac lot in the sought-after S.W. neighbourhood of Crestmont. This estate family residence offers nearly 3,900 SF of developed living space, incl. 4 bedrooms, 4 bathrooms, air conditioning & a TRIPLE GARAGE—combining thoughtful design, quality upgrades & everyday comfort. The spacious foyer provides an impressive introduction to the inviting main floor. Hardwood flooring adds warmth while large windows fill the home w/ natural light. The stylish & functional kitchen showcases rich cabinetry, granite countertops, stainless steel appliances (incl. gas cooktop), a generous island w/ storage & an enviably large pantry w/ mini fridge. The spacious dining area & living room's beautiful fireplace w/ a maple mantle & ledgerstone surround further elevate this inviting space. Completing the main floor is a lovely front flex room (ideal as a home office or music room), a convenient powder room & an oversized mudroom boasting an abundance of custom built-ins. A distinguished maple & iron railing leads to the bright second level. The exceptional primary suite overlooks the peaceful backyard & features a considerable walk-in closet w/ extensive built-ins & a large ensuite offering a double-sink vanity, deep soaker tub, & separate shower. The 2 secondary bedrooms deliver generous space with walk-in closets. The spacious bonus room is a relaxed & comfortable area perfect for family games & movie nights. A 4-pc. family bath & well-appointed laundry room w/ sink, folding counter & additional storage round off the upper floor. The lower level's open-concept design provides flexible space for a family room, home gym, games area, or a teenage hangout. A 4th bedroom w/ a walk-in closet & 4th bathroom complete the 1,200 SF of developed lower-level space. The home's

charming front porch, composite board cladding & stone accents add to its elegant curb appeal while the back deck & yard provide a tranquil sanctuary for family barbecues, watching the kids at play, or simply unwinding. Notable highlights & upgrades include: 1) new microwave (2025), 2) new refrigerator (2024), 3) new hot water heater (2024), 4) irrigation system, 5) Kinetico water softener & filtration system, 6) two furnaces, 7) gas line into the garage & 8) ambient soffit LED "gem" lighting! Crestmont is a unique, upscale, family community located approximately 20 minutes from downtown. Known for its gorgeous views, peaceful surroundings, natural landscapes & excellent proximity to the mountains, this neighbourhood offers numerous walking & biking paths along w/ several parks & playgrounds. The Crestmont Hall Homeowner's Association features a spray park, playground, firepit, skating, daycare & a variety of community programs. Close to shopping, transit, the U of C, & the Foothills & Children's Hospitals, this special residence truly offers it all—an outstanding home, an excellent location & a connection to family and community.