



**GRASSROOTS**  
REALTY GROUP

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**4 Crestridge Way SW**  
**Calgary, Alberta**

**MLS # A2274271**



**\$825,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,049 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Discover a welcoming blend of comfort, function, and versatility in this thoughtfully designed 2-storey home in the sought-after community of Crestmont. Perfectly positioned for those who value peace and accessibility, this property offers the best of suburban living with quick routes to both the mountains and downtown Calgary. With 2048 sq ft above grade, the main level is arranged to support today's busy lifestyle. A flexible front room greets you at the entrance - an ideal spot for a quiet home office, study, or reading lounge. The central air conditioning ensures year-round comfort, while the bright and modern kitchen invites everyday cooking and easy entertaining with its stainless steel appliances, ample storage, and generous prep space. The open layout flows comfortably through the main living areas, making the home feel warm, balanced, and practical for daily living. Upstairs, four well-sized bedrooms and two full bathrooms provide plenty of private space for family or guests. The finished lower level adds even more value, offering additional living space along with an illegal 1-bedroom suite featuring its own separate entrance—an excellent option for extended family, guests seeking privacy, or potential rental income. Outdoors, the property shines with a mature and beautifully landscaped yard that creates a private, inviting setting for relaxation or play. The large double front-drive garage offers secure parking and storage, but the true standout is the impressive 460 sq ft detached workshop tucked into the backyard. Heated, well-lit, and equipped with its own access, this versatile structure is far more than a simple outbuilding. It's a dream space for hobby enthusiasts, fitness lovers, or anyone craving a dedicated spot for woodworking, crafting, a home gym, or a personalized retreat. Crestmont's location amplifies the appeal of this home. Nestled on

the city's west side, you're only minutes from the highway - perfect for quick escapes to ski hills, trails, and mountain adventures. Yet the downtown core is just a 15-minute drive away, offering the full range of Calgary's amenities, from shopping and dining to arts and entertainment. This property delivers space, flexibility, and convenience in a truly exceptional setting -a wonderful place to settle in, stretch out, and make your own.