



**713 Crestridge Common SW  
Calgary, Alberta**

**MLS # A2276189**

**\$599,900**



<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,686 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Oversized		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot, Paved, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 296
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** All Curtain Rods, 2 TV wall Mounts

Discover this stunning 3-storey corner townhome in Calgary's desirable Crestmont community, offering exceptional space, modern comforts, and family-friendly living right beside a kids' park. Step into a welcoming foyer with generous storage solutions leading to the oversized double garage, perfect for vehicles, gear, and family storage. This corner position maximizes natural light through extra windows, enhancing the airy feel throughout. Upstairs, unwind in the cozy living room that flows seamlessly into a versatile office space that could also be used as a guest bedroom. Elegant dining area, and chef-inspired kitchen with a center island for quick meals on the go featuring under-cabinet lighting, ceiling height cabinets and plenty of counter space. Step out to the convenient deck space featuring a gas BBQ line and incredible views, perfect for outdoor entertaining. The top floor delivers three generously sized bedrooms, highlighted by a luxurious primary suite featuring a walk-in closet and spacious 4-piece ensuite bath. The additional two bedrooms share a well-appointed full bathroom, complemented by a dedicated laundry room for ultimate family convenience. Added upgrades include air conditioning, an efficient tankless hot water system, hard-wired networking connectivity throughout the home, and soaring 9-foot ceilings on every level for an elevated, modern feel. Nestled in upscale Crestmont, enjoy proximity to the Calgary Farmers' Market, numerous child care options, walking paths, and everyday amenities like shopping at West 85th and Trinity Hills. A short commute via Highway 1 puts downtown Calgary 20 minutes away and the Rocky Mountains under an hour, perfect for active families.