



GRASSROOTS
REALTY GROUP

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206 Crestridge Common SW
Calgary, Alberta

MLS # A2284748



\$689,900

Division:	Crestmont		
Type:	Residential/Four Plex		
Style:	Bungalow-Villa		
Size:	1,094 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Heated Garage, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar		
Inclusions:	N/A		

Rare opportunity for you here in ARRIVE AT CRESTMONT WEST in this beautifully upgraded villa in this exclusive location backing onto a stormwater pond & walking trails. Original owner of this mint condition bungalow, which offers 2 bedrooms & 2.5 bathrooms, upgraded luxury vinyl plank flooring & central air, oversized heated single garage & wonderful covered balcony where you can sit back, relax & enjoy the tranquil views. Showcased by expansive vaulted ceilings & bathed in natural light, you'll simply adore the free-flowing design of the main floor with its living room with remote-controlled electric Dimplex fireplace with custom wood/stone mantle, airy open concept dining room & showpiece custom kitchen with quartz waterfall island & pantry, subway tile backsplash & KitchenAid stainless steel appliances including built-in convection oven & electric cooktop. The relaxing owners' retreat boasts a huge walkthrough California Closet & stunning ensuite with double vanities, heated tile floors & oversized walk-in shower with floor-to-ceiling tile surround. The lower level — with oversized windows, is beautifully finished with a 2nd bedroom with walk-in closet, bathroom with heated tile floors & dynamite rec room with quartz-topped wet bar. Main floor laundry room with Whirlpool washer & dryer. Additional upgrades include Kinetico water softener & roughed-in radon system, HardieBoard & stone exterior, natural gas line for your BBQ on the balcony, custom window blinds, quartz counters in the bathrooms & kitchen, welcoming front verandah, underground sprinklers & tankless water system. Prime location in this exclusive estate community just steps to Crestmont Village Shoppes, only a short few minutes to Crestmont Hall & easy access to the TransCanada Highway & Stoney Trail ring road to take you to the Calgary Farmers' Market West, Canada

Olympic Park & Calgary Climbing Centre, major retail centers & hospitals, downtown & beyond!