



**168 Crestridge Common SW  
Calgary, Alberta**

**MLS # A2285586**

**\$589,900**



<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,469 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Green		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 307
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Closet(s)	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In		
<b>Inclusions:</b>	Garage Built-ins		

Exceptionally private and beautifully positioned, this ravine-backing home offers the kind of setting that feels rare, quiet, green, and uninterrupted, with peaceful views and no neighbours behind. From the moment you step inside, the home feels bright and elevated: soaring 9' ceilings, expansive windows, and an open-concept main floor designed to take full advantage of the natural light and the landscape beyond. The living room is warm and welcoming, flowing seamlessly into the dining area, perfect for intimate dinners or effortless entertaining, while the kitchen anchors the space with a polished, modern finish: two-tone cabinetry, a crisp white backsplash, quartz countertops, and stainless-steel appliances that feel both current and timeless. Upstairs, the primary suite is a true retreat with vaulted ceilings, a walk-in closet, and a private ensuite featuring dual sinks and quartz finishes. Secondary bedrooms are generously sized and thoughtfully placed alongside a full bath, with upper laundry conveniently placed nearby for functionality. The fully developed walk-out basement expands your living space with an impressive recreation room and a 4-piece bathroom, ideal for movie nights, hosting, or creating the ultimate lounge, while sliding doors lead to a concrete patio where the ravine becomes your backdrop. Enjoy the added value of an extra-large attached garage with ample storage, ultra-efficient systems including an HRV for comfort and low utility bills, a high-capacity water softener, and A/C already in place. With two scenic ponds and pathways just steps away, a welcoming community atmosphere, daycare and local shops moments from your door, quick access to Highway 1 and the mountains, and Winsport nearby, this is refined, low maintenance living with a view that never gets old.