



**GRASSROOTS**  
REALTY GROUP

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**116 Crestridge Common SW  
Calgary, Alberta**

**MLS # A2295398**



**\$615,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Enclosed, Front Drive, Garage Door C		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Views		

<b>Heating:</b>	Fireplace(s), 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>	\$ 290
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Electric Fireplace/Media Unit		

BE THE FIRST OPEN HOUSE VISITORS to this perfectly placed, one of a kind and exceptional walk-out 2-storey Townhome, on SUNDAY, MARCH 29, 2026 from 2:30pm to 4:30pm - RARE CHANCE for one of the few West-to-East views of the Ravine, Mountains (clear days) and Pond pathways, to be enjoyed every day from the vantage of your private Balcony AND Primary Bedroom, all situated at the furthest corner of Arrive at Crestmont West. SEE the iGuide and 3D Floor Plan LINK before you experience in person. A stunning 2034 square feet of developed space offers 4 Bedrooms, all with Desk-space, 3.5 Bathrooms, Studio-style permit-finished Basement, a large Foyer, full-sized Dining and Living Rooms, a contemporary wrapped Kitchen with wide eating bar, upper level Laundry, tons of Storage AND as a bonus, a 25.5' x 11' Garage with full driveway, to hold the biggest truck, or standard vehicle-plus-other-hobby gear. FUN FACT: these perfectly designed 2-Storeys have full Basements, plus front AND rear windows, basement patio and yard, overshadowing the double garage units that LACK basement function, have attached rear neighbours, smaller size total, no rear windows and no full use yard (see our RPR with Compliance). 116 Crestridge Common SW is filled with gorgeous upgraded high-end finishings, like luxury vinyl plank and tile floors through the Main, Basement, Foyer, Bathrooms and Laundry, 8' high interior main doors, slab-style soft-close cabinets with full-height pantry, stone counters throughout, undermount sinks, stainless appliance package, roller blinds, tankless hot water, active HRV/HVAC, pot lighting, sleek plumbing and lighting fixtures, a gas line at BBQ, a water line in the Garage - don't wait for this one-of-a-kind home in a perfect location. Per-Room-Perks: Primary has Walk-in Closet with window, personal Ensuite,

2-sinks, 5' shower, and private water closet; Bed 2 and 3 have South windows with no front-facing other property; Main Bathroom has soaker tub/shower and is extra-deep for additional comfort; Laundry has width to keep useful cleaning products; Linen Closet is wide and convenient; Living Room is deep enough to allow Desk and Eating Bar full use; Dining can have extended Table; Basement Development is versatile for Bedroom, Rec or Media, Home Office or Business, Gaming, or Entertainment, Storage-Utility is huge and Tankless Water Tank gives more room including under-stair Storage, and the HUGE Garage is over-sized in both width AND depth. This complex is also YOUNG - Alberta New Home Warranty started 2022 - ask your favourite agent to give you the documents right away, to show the advantages of 116 Crestridge Common SW - don't wait!