



**130 Crestridge Common SW  
Calgary, Alberta**

**MLS # A2296370**



**\$604,999**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,435 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, No Neig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

**\*\*OPEN HOUSE Sat, March 28th 2-4 pm, & Sun, March 29th 1:30-3:30 pm\*\*** Discover 130 Crestridge Common-RARE END UNIT, with WALK-OUT basement! Having one of the best locations within the complex, this gorgeous home has both unobstructed and breathtaking views from all levels. Enjoy the EXTRA light and windows on main level, and serenity of a forested reserve out your back yard. With numerous upgrades and smart design, the unit offers plenty of upgrades including flooring, additional potlights in livingroom, master bedroom, and basement rec room. The main floor offers an open floor plan, extra windows, and a gorgeous upgraded kitchen with undermount lighting. The living room features new light fixture, shelving, and sliding doors leading to a private deck to relax and enjoy. Likewise, the second floor is very well designed with a large primary bedroom and massive modern ensuite. Enjoy the 2 other bedrooms, full additional bathroom, and upper floor laundry. Arguably, this unit is precisely located within the complex, giving the benefit of unobstructed and tranquil views from all levels. The fully finished basement adds value and extra living space to your home. Amazing benefits to the complex's location include it's proximity to recreational facilities, shopping plaza, downtown, Calgary Olympic Park, and quick access to Canmore or Banff. Come and see all that this beautiful home has to offer.