



**408 Crestridge Common SW  
Calgary, Alberta**

**MLS # A2302734**

**\$729,900**



<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow-Villa		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Lawn, No Neighbours Behind		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Door bell camera, Digital Thermostat, Garage shelving, Wall mounted shelves in downstairs bar, Shelving in utility room

Welcome to this beautifully upgraded bungalow villa in the sought-after community of Crestmont. Offering over 2,100 sq ft of thoughtfully designed living space and a rare combination of luxury, low-maintenance living, and breathtaking views with no neighbours behind. Built in 2021 and offered by the original owners, this home showcases exceptional pride of ownership and a carefully curated list of upgrades throughout. The main level is bright and inviting, highlighted by soaring vaulted ceilings, engineered hardwood flooring, and expansive windows that perfectly frame the peaceful natural setting beyond. The chef-inspired kitchen is both stylish and functional, featuring upgraded appliances including a gas cooktop and double wall ovens, quartz countertops, full-height cabinetry, and a stunning waterfall island that anchors the space. The open-concept layout flows seamlessly into the dining area and spacious living room, where a floor-to-ceiling rock feature wall and electric fireplace create a warm and modern focal point. Step outside to the covered deck and take in the uninterrupted views—this is where the home truly shines. With no neighbours behind, you’ll enjoy a sense of privacy and tranquility that is hard to find. The primary suite offers a private retreat, complete with a walk-in closet featuring custom organizers and a spa-like ensuite with a steam shower and upscale finishes. A convenient main floor laundry room with sink and an additional 2-piece bathroom complete this level. The fully finished basement expands your living space with in-floor heating throughout, a large recreation room with a second electric fireplace, and a beautifully designed wet bar with beverage fridge—perfect for entertaining. Additional space provides flexibility for guests, a home office, or hobby areas. Additional features include an attached single garage,

in-floor heating in both the basement and ensuite bathroom, upgraded lighting and finishes throughout, and the added value of being an end unit. With low-maintenance living and every upgrade already complete, this home offers a turnkey lifestyle in one of Calgary's most desirable west communities. Don't miss your chance to see this one today.