



**508 Crestridge Common SW
Calgary, Alberta**

MLS # A2144808



\$530,000

Division:	Crestmont		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,472 sq.ft.	Age:	2020 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 227
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Open Floorplan, Quartz Counters		

Inclusions: N/A

Beautiful 2 bedroom townhouse in Crestmont! This newer build, completed in 2022, features a single, oversized, tandem garage w/ upgrades including "black package" finishings and central air conditioning! Front door opens to foyer w/ garage access and utility room. Up the carpeted stairs to the main floor you'll find the 2 piece bathroom and on to the bright, open living space w/ kitchen and balcony access. Kitchen is stunning w/ bright white counters, cupboards and backsplash. Plenty of space at the breakfast nook that has a double sink and all the appliances are stainless steel. Multiple windows in the living area provide plenty of natural light. Up to the second floor are the 2 bedrooms and 4 piece main bathroom. Primary bedroom is spacious w/ walk-through closet and 4 piece upgraded ensuite w/ stunning full shower and double vanity sinks. Conveniently on this floor with the bedrooms is the stacked washer & dryer. Close to Crest Lake, Crestmont West Park and playground, easy access to Stoney Trail & Highway One, out west to the Rocky Mountains! Crestmont is only minutes from shops, restaurants and the new Calgary Farmers Market! **Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.**