



**141 Crestridge Common SW
Calgary, Alberta**

MLS # A2180167



\$550,000

Division:	Crestmont		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,438 sq.ft.	Age:	2021 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Garage Door Opener, Garage Faces Front, Guest, Insulat		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 227
Basement:	Finished, Partial	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Take advantage of this like-new bright and sunny townhome in the desirable community of Crestmont. Featuring a plethora of builder upgrades, a practical floor plan, Air Conditioning, and an oversized single tandem garage, perfect for sporting equipment or future workshop. The main floor boasts a stunning open-concept kitchen with a large island, ample cupboard space, and stainless steel appliances. Beautiful vinyl plank flooring spans the spacious living and dining areas, providing the perfect space for entertaining guests. The upper level hosts the primary bedroom which provides a generous walk-in closet and spacious ensuite. Enjoy the convenience of a second full bathroom, an additional bedroom which makes a perfect home office or guest room, and a laundry closet to round out the upper level. A surplus of storage areas include the oversized garage, additional storage in the utility room, and the den space in the entryway foyer. Surround yourself with the nature just steps outside the front door, with a wooded area and plenty of nearby walking paths — perfect for off-leash dog walks, accompanied by breathtaking mountain views. The ideal location offers easy access to both the Mountains and city life—just minutes from the Calgary Farmers Market, Calgary Olympic Park, and a short 20-minute commute to downtown, with Canmore only 45 minutes away. Enjoy the convenience of nearby neighbourhood amenities which include restaurants, shopping and the community clubhouse. Liquor store, dental office, childcare and a convenience store within short walking distance. Whether you’re enjoying a peaceful morning at home or heading out for a day of adventure, this home provides an abundance of opportunity.