



**GRASSROOTS**  
REALTY GROUP

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**162 CRESTRIDGE Way SW**  
**Calgary, Alberta**

**MLS # A2236472**



**\$934,900**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,402 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Fruit Trees/Shrub(s), Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** A/C Unit, Bar Fridges X 2, Ceiling Fans X 3, Central Vacuum w/Attachments (As Is), Garage Door Opener with 2 Remote Controls, Security System with no contract, TV Wall Mounts X 3, Roll Down Blinds.

WELCOME to this AIR-CONDITIONED 2 Storey HOME in the SOUGHT-AFTER Community of CRESTMONT, offering 3,343.73 Sq Ft of DEVELOPED Living space with 5 Bed, 3.5 Baths, and an ATTACHED DOUBLE GARAGE on a 6038 Sq Ft LOT!!! This property blends COMFORT, FUNCTIONALITY, and TIMELESS CRAFTSMANSHIP. This PEACEFUL, MATURED, TUCKED-AWAY Neighbourhood is NESTLED up on the Hill, in an UP-AND-COMING area, with Quick MOUNTAIN Access. You are INVITED in by the CHARMING Front Porch (for those sunny evenings) and EXCEPTIONAL Curb appeal. Inside are 9' Ceilings, ARCHED Doorways, and FRESH paint throughout, while LARGE windows give NATURAL light. Off the Foyer, a Den has CUSTOM BUILT-IN Shelving and a Desk, great for working from HOME. The OPEN-CONCEPT Floor Plan with a SPACIOUS Living room, anchored by a COZY Gas Fireplace, which is made for ENTERTAINING or putting your feet up after a long day. The Dining area will fit LOVED ONES around the table sharing meals, and the patio doors to the backyard, EXTENDING your living space. This SLEEK Kitchen has Maple Cabinetry, GRANITE Countertops incl/Island with Breakfast Bar, SS Appliances incl/WOLF GAS Stove-Oven/SUB-ZERO Fridge/MIELE Dishwasher/VENTA Range Hood, and Tiled Backsplash. WALK-THROUGH Pantry leads to the Mudroom/Laundry area, BUILT-IN STORAGE, access to the Garage. The Metal/Wood staircase takes you up to the Bonus room (VAULTED Ceiling), with Partial MOUNTAIN Views, it is BRIGHT and AIRY-ideal for Movie/Game nights, Studying, or FAMILY time. Next are 2 GENEROUS Sized Bedrooms that share a 4 pc Bath. The EXPANSIVE Primary Bedroom offers a PEACEFUL SANCTUARY for REST, and an EN-SUITE with Dual sinks, a Corner Soaker Tub to melt away the

day, a Tiled WALK-IN Shower, and a PRIVATE Water Closet. The HUGE WALK-IN Closet makes it EASY for ORGANIZING, keeping TIDY, and providing EXTRA STORAGE space. A Full Basement (complete 2023), adds MODERN FLAIR with LVP Flooring, Knockdown Ceiling, and STYLISH finishes throughout. Enjoy the Family room with an ELECTRIC Fireplace, IN-CEILING Speakers, and a dedicated space ready for your HOME THEATRE. A Flex area can be a GYM, a Playroom, or a music room. Entertaining is EFFORTLESS with a BUILT-IN Wet bar with 2 Bar Fridges, with a 3 pc Bath with IN-FLOOR HEATING adds COMFORT and LUXURY. There are 2 MORE Bedrooms, and a Utility room with the ULTRA H/E 99% Furnace (2022). The THOUGHTFULLY Landscaped backyard is an OASIS with a LARGE DECK with a STUNNING PRIVACY wall, surrounded by a LUSH GARDEN that includes a TRANQUIL WATER FEATURE, a SANDSTONE FIREPIT, and a VARIETY of FRUIT-BEARING plants such as Raspberry, Cherry, Apple, and Saskatoon. Perfectly situated in the older, QUIET, FAMILY-FRIENDLY Neighborhood, with many new AMENITIES near, including the Calgary Farmers Market, an Upcoming Costco, Walking Trails, Ponds, Splash Pad and many Parks!!! The Community center provides EVENTS/ACTIVITIES for all age groups. This PRIME LOCATION is just off Hwy 1, Stoney Trail, 20 Mins downtown. BOOK your showing!!!