



GRASSROOTS

REALTY GROUP

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**126 Crestridge View SW
Calgary, Alberta**

MLS # A2292278



\$985,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,263 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

OUTSTANDING VALUE | BACKING ONTO GREEN SPACE | >3,000 OF LIVING SPACE | UPSTAIRS FAMILY ROOM | DEVELOPED BASEMENT | Tucked away at the end of a quiet cul-de-sac, 126 Crestridge View offers a RARE combination of privacy, space, and thoughtful upgrades, **BACKING DIRECTLY** onto Rocky View County with **NO NEIGHBOURS BEHIND!** This setting is increasingly difficult to find, with wide open views, a peaceful backdrop, and a true sense of separation while still being connected to the city. The lot is the standout feature. A large backyard creates the perfect environment for families, entertaining, pets, or simply enjoying the outdoors. The cul-de-sac location provides a safe, low-traffic setting ideal for kids to play. Inside, the home is designed to maximize both light and livability. Built in 2020, this home features >3,100 sqft of living space with 4 total bedrooms, 3.5 bathrooms, with a fully-developed basement (wet bar rough-in included) and an upstairs bonus room. On the main floor, expansive windows frame the unobstructed rear views and fill the space with natural light, creating a seamless connection between indoor and outdoor living, showcasing the changing seasons. The open-concept layout is both functional and well-balanced, with the kitchen positioned at the center of the home, overlooking the living and dining areas and framed by a wall of windows facing the backyard. Upstairs features a spacious **BONUS ROOM**, three good-sized bedrooms, a main bathroom with **DUAL** vanities, and a primary ensuite for a quiet retreat. The primary quarters are positioned at the rear of the home to capture the views and includes an upgraded ensuite with split vanities, glass shower, and a soaker tub with tile surround. The layout is ideal for growing families, balancing privacy and functionality. Extensive upgrades throughout the home enhance

both form and function. The garage has been widened by 2 feet for added usability. Hardie board siding adds durability and curb appeal. Central AC added for seasonal comforts. Kitchen cabinetry extended to the ceiling for a clean, upscale finish. The rear concrete patio extended to maximize outdoor entertaining space. Additional features include a gas line for BBQ in the back and backyard irrigation. Located in a highly desirable area of Calgary, the home offers convenient access to major routes including Highway 1 west to the Rocky Mountains. Nearby amenities include parks, pathways, schools, and everyday shopping. Just minutes away are the Calgary Farmers' Market West, WinSport, and the growing retail and dining options of Trinity Hills. Not to mention, the Willowbrae Academy is only an 8 minute walk away. This location strikes a strong balance between city convenience and access to nature. Opportunities like this are limited. With an exceptional lot, quality upgrades, and a layout designed for modern living, 126 Crestridge View stands out as a home with lasting appeal. Book your showing today, this home won't last long!