

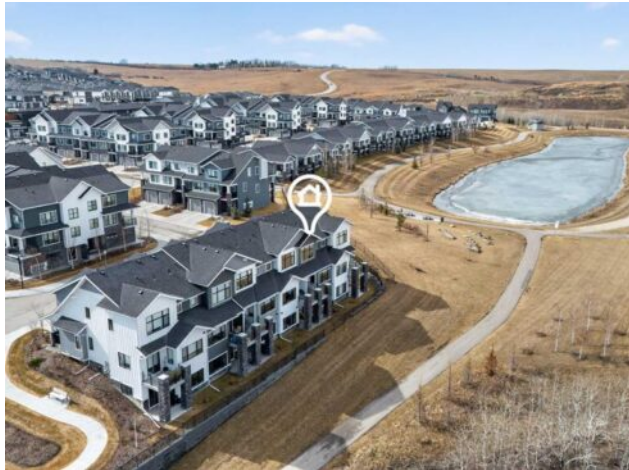


**GRASSROOTS**  
REALTY GROUP

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**116 Crestridge Common SW  
Calgary, Alberta**

**MLS # A2301878**



**\$595,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Enclosed, Front Drive, Garage Door C		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Views		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Fireplace in Media Unit		

RARE CHANCE for a summer move-in, to one of the few West-to-East views of the Ravine, Mountains and Pond pathways - enjoy it every day from the vantage of a private Balcony, Patio AND Primary Bedroom, situated at the furthest corner of Arrive at Crestmont West. CLICK the iGuide LINK to view 3D Tour and Floor Plan. A stunning 2034 square feet of developed space offers 3 enclosed Bedrooms, plus open Studio-style 4th - all with Desk-spaces - 3.5 Bathrooms, permit-finished Basement, large Foyer, full-sized Dining and Living Rooms, a contemporary wrapped Quartz-counter Kitchen with wide eating bar, upper level Laundry, tons of Storage AND as a bonus, a 25.5' x 11' Garage with full driveway, to hold the biggest truck, or standard vehicle-plus-hobby gear. FUN FACT: these perfect 2-Storey homes are the only plans with flat entry to the Main Floor instead of needing to walk-up to over the Garage every day, and with full use Basements, plus front AND rear windows, walk-out patio and use of the Bare Land yard. Many of the Double Garage and 3-Level units have no basement function, and have attached rear neighbours, so smaller size total, no rear windows and no full use yard (see our RPR with Compliance). This home has high-end finishings, like luxury vinyl plank and tile floors through the Main, Basement, Foyer, Bathrooms and Laundry, 8' high interior main doors, slab-style soft-close cabinets, full-height pantry, stone counters throughout, undermount sinks, stainless appliance package, roller blinds, tankless hot water, active HRV/HVAC, pot lighting, sleek plumbing and lighting fixtures, a gas line at BBQ, a water line in the Garage. Primary has Walk-in Closet with window, personal Ensuite, 2-sinks, 5' shower, and private water closet; Bed 2 and 3 have South windows; Main Bath has soaker tub/shower and is extra-deep; Laundry is by the wide Linen Closet; Living

Room is deep enough to allow Desk and Eating Bar full use; Dining can have an extended Table; Basement Development is versatile for Bedroom, Rec or Media, Home Office or Business, Gaming, or Entertainment, Storage-Utility is huge and Tankless Water Tank gives more room including under-stair Storage, and the HUGE Garage is over-sized in both width AND depth. This complex is also YOUNG - Alberta New Home Warranty started 2022 - ask your favourite agent to give you the documents right away, to show the advantages of 116 Crestridge Common SW - don't wait!