



**166 Juniper Ridge Crescent  
, Alberta**

**MLS # A2303759**



**\$979,900**

<b>Division:</b>	Taza Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	1 and Half Storey, Attached-Side by Side		
<b>Size:</b>	1,601 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

A rare chance to own a professionally curated Crystal Creek showhome while earning leaseback income (then move into it 12-18 months later). This semi-detached villa offers a bright, open main level with soaring ceilings, a striking full-height fireplace feature wall, and oversized windows that flood the space with natural light. The kitchen is clean and modern with a waterfall island, quartz surfaces, upgraded appliances, and rich cabinetry that anchors the space. Main floor living is anchored by a spacious primary retreat with a well-appointed ensuite and walk-in closet, plus the convenience of main floor laundry. Upstairs, a loft overlooks the great room, creating flexible space for a lounge or home office. The fully developed lower level expands your living with a large rec area, two additional bedrooms, and full bath, ideal for guests or extended family. The leaseback provides stable, hands-off income while Crystal Creek maintains the home in showhome condition, making this a smart investment and future residence in one. Located in Taza Park, one of southwest Calgary's emerging communities, you're 13 minutes to downtown, 5 minutes to Signal Hill, with quick access to Stoney Trail, nearby shopping, Weaselhead Flats, and the Glenmore Reservoir. This is a rare opportunity to own a new villa in a well-connected southwest location. Book your showing today!