



**46 Crestridge Bay SW
Calgary, Alberta**

MLS # A2308235



\$785,000

Division:	Crestmont		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,420 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: 3 FLAT SCREEN TV'S AND WALL MOUNTS

Low-maintenance living on the edge of the city, with quick access to commuter roads, Calgary West Farmers Market, countless shops and restaurants, and the mountain highways. Welcome to Arrive in Crestmont! A very desired end unit, this bungalow villa offers a spacious design well suited to any age and stage of life. The main level features the spacious primary suite with beautiful 5pce ensuite with heated floors and great closet space, an open great room with vaulted ceilings, the perfect kitchen with large island, pantry and gas cooktop, patio doors to the sheltered outdoor living space, an office/den, and laundry and mudroom area. The lower level is dedicated to comfort and family time with a huge family room, wet bar with bar fridge, full bathroom, and two bedrooms. Special features and upgrades include many power blinds throughout, central A/C, a heated garage with epoxy floors, water softener, and efficient fan coil furnace with 2 zones of heat. Just steps to Crestmont's pathway system, parks and playgrounds and walking distance to the community clubhouse with its splash park, playground and year-round resident events and amenities. The low condo fee (\$383/month) includes all yard maintenance and even your own driveway snow removal. This villa was designed to offer all the space you want and need with the easy comfort of condo ownership.