



**GRASSROOTS**  
REALTY GROUP

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148 Crestridge Terrace SW  
Calgary, Alberta

MLS # A2313265



**\$1,475,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,885 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, In Garage Electric Vehicle Charging Station(s), Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)		

**Inclusions:** Window coverings/Blinds

**\*\*OPEN HOUSE (Friday 4:00 PM to 6:00 PM and Saturday 12:00 PM to 2:00 PM)\*\*** Welcome to Crestmont, where luxury, functionality, and thoughtful design come together in this stunning fully finished home offering over 4,000+ sq. ft. of developed living space, tucked away on a quiet cul-de-sac. From the moment you enter, you are welcomed by an abundance of natural light and a bright, airy atmosphere that immediately makes the home feel warm and inviting. The main floor offers a functional and modern layout with high-end details throughout, including a dedicated office and an additional bedroom that works perfectly as a kids' playroom, guest room, or flexible workspace. The upgraded kitchen is beautifully designed with premium finishes, ample cabinetry, and a spacious layout, while the separate spice kitchen adds incredible convenience for cooking and hosting. The dining and living areas flow seamlessly together, highlighted by the impressive open-to-below living room at the back of the home that creates a grand yet comfortable setting for both everyday living and entertaining. Step outside to the good-sized rear deck, offering the perfect space to relax or enjoy summer evenings with family and friends. Upstairs, the thoughtful layout continues with a large bonus room, 3 spacious bedrooms, and 2 full bathrooms. The primary retreat offers beautiful mountain views, creating the perfect place to unwind at the end of the day. The home is exceptionally well designed for growing families while maintaining a luxurious and open feel throughout. The finished basement expands your living space with a large open recreation/living area, one bedroom, and a full bathroom, making it ideal for guests, extended family, or additional entertainment space. The oversized garage adds even more functionality and includes an EV charger for added convenience and

future-ready living. Located in one of Calgary's most desirable west-side communities, Crestmont is known for its peaceful atmosphere, mountain views, walking paths, parks, and quick access to downtown and the Rocky Mountains. This is a rare opportunity to own a beautifully upgraded and fully finished home in an exceptional location.