



GRASSROOTS
REALTY GROUP

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**166 Juniper Ridge Crescent
, Alberta**

MLS # A2313368



\$979,900

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

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

Inclusions:	N/A
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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!