



**164 Juniper Ridge Crescent
, Alberta**

MLS # A2313611



\$799,900

Division:	Taza Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,195 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 164 Juniper Ridge Crescent SW, a beautifully finished Crystal Creek Homes villa in Taza Park. Offered as a rare showhome leaseback opportunity. Enjoy the benefits of a professionally designed and maintained home with guaranteed rental income while Crystal Creek showcases the property, then take possession down the road. Find 2,000 sq. ft. of living space across a bright, open-concept main floor and fully developed basement. The main level is anchored by a spacious great room with fireplace, flowing seamlessly into a chef-inspired kitchen with large island, quartz surfaces, stainless steel appliances. Next to it, a generous dining area that opens to the rear deck. The primary suite is tucked away for privacy and features a walk-in closet and a well-finished ensuite with dual vanities and a tiled shower, while a dedicated laundry/mudroom and powder room complete the main floor. Downstairs, the fully developed basement expands your living space with a large rec room, additional bedroom, full bathroom, and ample storage. Elevated by warm, contemporary finishes, large windows, and clean architectural lines, this home offers low-maintenance living without sacrificing space or style. 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!