



**408 Crestridge Common SW  
Calgary, Alberta**

**MLS # A2315991**



**\$699,900**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow-Villa		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Lawn, No Neighbours Behind		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Door bell camera, Digital Thermostat, Garage shelving, Wall mounted shelves in downstairs bar, Shelving in utility room

Welcome to this exceptional bungalow villa in the highly sought-after community of Crestmont, where luxury finishes, low-maintenance living, and breathtaking views come together in perfect harmony. Offering over 2,100 sq. ft. of beautifully developed living space and backing onto a peaceful natural setting with no neighbours behind, this impressive end-unit home delivers a rare combination of privacy, comfort, and style. Built in 2021 and meticulously maintained by the original owners, this home showcases a thoughtful selection of upgrades and a timeless design that continues to impress. The bright and airy main level is highlighted by soaring vaulted ceilings, engineered hardwood flooring, and expansive windows that flood the home with natural light while perfectly framing the serene views beyond. At the heart of the home, the chef-inspired kitchen blends functionality with sophisticated design. Featuring upgraded appliances including a gas cooktop and double wall ovens, quartz countertops, full-height cabinetry, and a striking waterfall island, this space is ideal for both everyday living and entertaining. The open-concept layout flows effortlessly into the dining area and spacious living room, where a floor-to-ceiling rock feature wall and contemporary electric fireplace create a warm and inviting atmosphere. Step outside to the covered deck and experience one of this home's most remarkable features. With uninterrupted views and no neighbours behind, this outdoor space offers a peaceful retreat to enjoy morning coffee, evening sunsets, and everything in between. The primary suite serves as a private sanctuary, complete with a walk-in closet featuring custom organizers and a spa-inspired ensuite with heated flooring, a steam shower, and elegant finishes throughout. A convenient main floor laundry room with sink and an additional powder room add everyday

functionality to the thoughtful layout. The fully finished lower level significantly expands the living space and features in-floor heating throughout, a large recreation room with a second electric fireplace, and a beautifully appointed wet bar with beverage fridge, creating the perfect setting for entertaining family and friends. Additional flexible space offers endless possibilities for guests, a home office, fitness area, or hobbies. Additional highlights include an attached single garage, in-floor heating in both the basement and ensuite bathroom, upgraded lighting and finishes throughout, and the added benefit of end-unit positioning. Offering the ease of lock-and-leave living without compromising on space or luxury, this turnkey villa presents an exceptional opportunity in one of Calgary's most desirable west-side communities.