



GRASSROOTS
REALTY GROUP

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364 Greenwich Drive NW
Calgary, Alberta

MLS # A2327521



\$1,589,000

Division:	Greenwood/Greenbriar		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,633 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Oversized, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

A rare SHOWHOME LEASEBACK opportunity in Upper Greenwich! This beautifully finished Crystal Creek home offers more than 4,960 sq. ft. of premium living space. Purchase the home now while Crystal Creek Homes continues to use it as a showhome, providing rental income before you take possession. The main floor features an open kitchen with quartz countertops, an oversized island, walk-in pantry and premium KitchenAid appliances, flowing into a bright dining area and living room with a full-height tiled fireplace. A separate front office adds valuable workspace. Upstairs are four bedrooms, a spacious family room and laundry. The primary retreat includes a large walk-in closet and spa-inspired ensuite with dual vanities, freestanding tub, heated tile floors and an oversized glass shower. The developed basement adds a fifth bedroom, full bathroom, wet bar, games area and large recreation room. Additional highlights include triple-glazed windows, fibre cement siding, tankless hot water, water softener and a triple-car garage. Upper Greenwich offers parks, pathways and convenient access to the Calgary Farmers' Market, Winsport, major routes and the mountains. Book your private showing today.