



GRASSROOTS
REALTY GROUP

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102 Crestridge Common SW
Calgary, Alberta

MLS # A2328705

\$609,900



Division:	Crestmont		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,045 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Insulated, Oversized, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Rare Opportunity! Over 2,045+sqft of LIVING SPACE in a townhouse, CORNER UNIT with a WALKOUT MAIN LEVEL nestled in the quite scenic of Crestmont. This Gorgeous home with numerous upgrades offers a rare combination of privacy and beautiful views, looking onto a tranquil pond with uninterrupted mountain views. With no unit attached to the back - a rarity within the complex - the sense of openness and connection to nature is truly special. This certified "Built-Green" townhouse is about to leave you at a wow! 3 Bedrooms + Bonus/Rec Room | 2.5 Bathrooms | WALKOUT MAIN LEVEL | Open Spacious Floor Plan | 3 balconies/patio | Fully Upgraded In & Out | Luxury Finishings | OVERSIZED Single Car Garage + Driveway | East/West Orientation | Tankless Water Heater | A/C. A charming front porch welcomes you home. The entry level hosts a spotless foyer leading to a versatile Rec/Bonus room, perfect for family gatherings or movie nights. This level also offers direct outdoor access, allowing guests to conveniently park nearby and enter the home with ease. Step out onto the west-facing covered patio, seamlessly blending indoor and outdoor living spaces. The main level is a standout, designed to maximize both functionality and the spectacular setting. It features LVP floor throughout. A spacious living room, opens onto a large covered west deck, equipped with gas hookups for effortless outdoor grilling and relaxation with sweeping mountain and pond views. The chef-inspired kitchen features a massive center island w/quartz countertop, cabinets to the ceiling, under the cabinet's lights, sleek stainless built-in steel appliances, elegant backsplash, and plenty of cabinet space. A formal dining space with its own small deck offers the perfect spot for your morning coffee. Enjoy your expansive covered west deck, equipped with gas hookups for effortless

outdoor grilling and relaxation. Upstairs, the upper level features three generously sized bedrooms. The master suite enjoys east-facing natural light, complemented by a spa-like Ensuite bathroom with dual sinks, quartz countertops, and a separate shower. Convenient upper-level stacked laundry adds practicality, with the second and third bedrooms comfortably accommodating queen-sized beds and sharing access to a full 4-piece bathroom. All staircases boast upgraded spindle railings, enhancing both safety and aesthetic appeal throughout the home. The oversized/heated single garage offers ample room for storage, bikes, and outdoor gear, supporting an active lifestyle. The location is exceptionally convenient, just steps away from the parks, pathways and pond, perfect for dog owners and nature lovers. With quick access to Stoney Trail for easy commuting downtown or seamless escapes to the mountains, and all major city routes close by. Don't miss this opportunity to own your dream townhome in a vibrant and amenity-rich community. Schedule a viewing today and experience the lifestyle that awaits you!!