



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

154 Crestridge Common SW
Calgary, Alberta

MLS # A2341490



\$579,000

Division:	Crestmont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Boiler, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Digital thermostat, TV Wall mounts, Tire racks, Garage Shelving

Welcome to 154 Crestridge Common, where low-maintenance living meets a peaceful natural setting in the sought-after community of Crestmont. This beautifully maintained 2-storey townhouse offers over 2,000 sq. ft. of developed living space and the rare advantage of backing directly onto greenspace with no neighbours behind. The bright, open-concept main floor features laminate flooring, large windows and abundant natural light. The modern kitchen offers white cabinetry, quartz countertops, stainless steel appliances, tile backsplash and a large sit-up island. The dining and living areas overlook the trees, while the rear door opens to a private deck—perfect for morning coffee or outdoor entertaining. A 2-piece bathroom completes the main level. Upstairs are three bedrooms, including a spacious primary retreat with vaulted ceilings, large windows and a beautiful “in the trees” feel. The primary also features a walk-in closet and private ensuite. Two additional bedrooms, a 4-piece bathroom and convenient upper-floor laundry complete this level. The fully developed walkout basement adds 628 sq. ft. of living space and opens onto a covered ground-level patio and greenspace. The spacious recreation room offers flexibility for movie nights, entertaining, a home gym, playroom or office, with large windows and a third 4-piece bathroom adding functionality. A standout feature is the exceptional outdoor setting, with two private outdoor spaces overlooking the greenspace—an upper deck and covered lower patio. With no neighbours behind, you can enjoy the trees, privacy and peaceful surroundings from both levels. Additional features include a single attached garage with driveway parking for a second vehicle, built-in shelving, a finished and painted garage and furnace room, and rough-in for air conditioning. With 1,462 sq. ft.

above grade plus a fully developed walkout basement, this home offers the space and functionality of a larger property with the convenience of townhouse living. 154 Crestridge Common is a wonderful opportunity to enjoy comfort, privacy and nature in the desirable community of Crestmont.