\$649,900 - 806 Crestridge Common Sw, Calgary

MLS® #A2110105

\$649,900

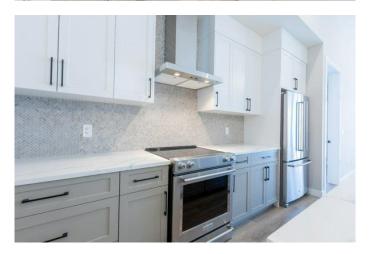
2 Bedroom, 3.00 Bathroom, 1,008 sqft Residential on 0.06 Acres

Crestmont, Calgary, Alberta

Prepare to be impressed by this contemporary, villa style townhome with a fully finished walk-out basement. The dramatic, soaring ceilings are undeniably the most notable characteristic of the home when you first enter. Inside you'll find a stunning kitchen with full-height cabinets, a functional pantry, upgraded appliances, quartz countertops, a gorgeous backsplash and a modern, waterfall island. Simply put, a chef's delight and perfect for entertaining! The kitchen opens up to a large dining area and its adjacent, bright living room. This space's most prominent attribute is the windows; they span the entirety of the wall and double as sliding doors that exit onto the balcony. You can enjoy the spectacular, unobstructed view this level has to offer. Lastly, on the main floor is the elegantly appointed owner's suite. This room is highlighted by its luxurious ensuite with a barrier-free walk-in shower and double vanity. Descend to the lower walk-out level where you'll find a massive rec area leading onto a cozy patio. Adjoining is the flex room; its convenience is in its versatility. An additional bedroom with a large window, walk-in closet and a 4pce bathroom complete this level. This spectacular property will appeal to a buyer who appreciates upgrades, some of which include: stylish black lighting, an upgraded trim package, a dual-zone thermostat, and laminate and tile flooring throughout both levels. Whether you and your family are looking to discover more of Alberta's natural







land or are already seasoned mountaineers, Crestmont is irrefutably the community for you. This exclusive southwest neighbourhood is not only a quick exit to the mountains but is also conveniently located close to Calgary Farmer's market, C.O.P., Calaway Park, and a variety of parks and walkways.

Built in 2022

Essential Information

MLS® # A2110105 Price \$649,900 Sold Price \$648,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,008 Acres 0.06 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Sold

Community Information

Address 806 Crestridge Common Sw

Subdivision Crestmont
City Calgary
County Calgary
Province Alberta
Postal Code T3B 6L6

Amenities

Amenities Park Parking Spaces 2

Parking Garage Door Opener, Oversized, Single Garage Attached

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted

Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Other

Lot Description Backs on to Park/Green Space, Views

Roof Asphalt Shingle

Construction Other

Foundation Poured Concrete

Additional Information

Date Listed February 25th, 2024

Date Sold March 9th, 2024

Days on Market 13

Zoning DC

HOA Fees 367.50

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX iRealty Innovations

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