

\$599,900 - 134 Crestridge Common Sw, Calgary

MLS® #A2117268

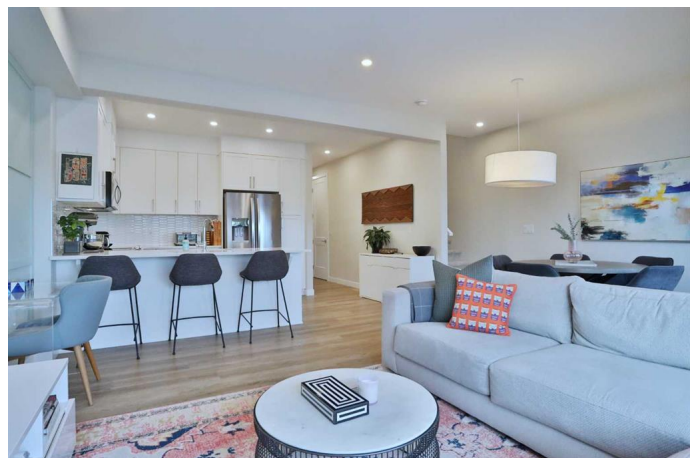
\$599,900

3 Bedroom, 4.00 Bathroom, 1,476 sqft

Residential on 0.04 Acres

Crestmont, Calgary, Alberta

Incredible opportunity here in ARRIVE AT CRESTMONT WEST in this stylish designer townhome in this coveted location backing onto a wooded ravine. This beautifully appointed two storey walkout enjoys total of 3 bedrooms & 3.5 baths, oversized heated single garage, upgraded vinyl plank flooring & 2 covered decks for your outdoor living pleasure. Fantastic sun-drenched floorplan featuring expansive windows & 9ft ceilings, spacious living room with wall-of-windows & views of the ravine, open concept dining room with access onto the balcony & sleek kitchen with quartz countertops & soft-close cabinetry, tile backsplash & Whirlpool stainless steel appliances. Upstairs there are 3 fabulous bedrooms & 2 full baths; the master has dramatic vaulted ceilings, walk-in closet & ensuite with quartz-topped double vanities & oversized shower. The master overlooks the ravine & the other 2 bedrooms both have partial Western views of the mountains. The walkout level is finished with another full bath, loads of storage space & super rec room area with covered patio. Additional features include the 2nd floor laundry with Whirlpool washer & dryer, roller blinds, tankless water system, attractive & durable Hardie Board exterior, underground sprinklers & custom wall paneling in the living room, bedrooms & rec room. Top-notch location in this exclusive estate community just steps to Crestmont Village Shoppes, only a short few minutes to Crestmont Hall & easy access to the



TransCanada Highway & Stoney Trail ring
road to take you to the Calgary Farmers'
Market West, Canada Olympic Park, Calgary
Climbing Centre, downtown or the mountains!

Built in 2022

Essential Information

MLS® #	A2117268
Price	\$599,900
Sold Price	\$645,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,476
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	134 Crestridge Common Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J5

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Garage Faces Front, Heated Garage, Oversized, Single Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters,
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Appliances	Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Underground Sprinklers, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 1st, 2024
Days on Market	4
Zoning	DC
HOA Fees	350.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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