

\$969,000 - 80 Crestridge Way Sw, Calgary

MLS® #A2121139

\$969,000

4 Bedroom, 4.00 Bathroom, 2,303 sqft

Residential on 0.16 Acres

Crestmont, Calgary, Alberta

Nestle high up on a ridge with MOUNTAIN VIEW & facing environmental reserve forest, this outstanding 2 storey walkout home is in the best location of the community! Greeting by a front porch with black aluminum railing, you step into a inviting main floor with brand new maple engineering floor throughout. A good sized den with sliding glass door is perfect for your home office. The rest of the great room is totally open concept and features 3 oversized west facing windows, a chef's kitchen completed with brand new stainless steel appliances, 2 granite islands which in different levels, a dining room/nook w/breathtaking views, and a patio door which you can step out and overlooking the backyard and soak in the views!! There is a walk through pantry directly access from the double car garage for you daily convenience. Along the stairs up you will find an interesting loft area, which you can use it for a computer room/hobby room/reading library room...you name it. 3 good sized bedroom, 2 full bathroom and a laundry room finishes this level. The luxury master retreat features a vaulted ceiling, newly upgraded walk in closet with new organizer, and a 5 piece ensuite with double sink, tile flooring and tiled walk-in shower! Lots of built-in cabinets in this home for your storage and decoration. On the walkout level you will find a airy open family room/rec room with a corner fireplace, room for your BIG SCREEN TV or project screen, a well designed wet bar/kitchenette area with



granite overhanging counter, a 3pcs washroom and 4th bedroom. Outside features including a fenced dog run, large brick patio & wooden deck area for out door furniture and partially landscaped yard. Highlights of this home including kitchen appliances (2023), Washer & Dryer (2024), all new toilets, LED lighting, new granite seating bench at window seat, new sink in upper laundry room, new vanity in half bath and new vinyl flooring in upper bathroom & laundry room. Crestmont is a unique gem in west Calgary. The Community Hall provides day care, also playgrounds, water spray park and a skating arena for the kids. The community commercial hub has another day care, pharmacy, dental clinic, liquor, and convenience store. Close to COP, Rocky Climbing Club for sport enthusiasts. West Greenwich Farmerâ€™s Market and Trinity Hills Shopping Centre are just minutes drive for shopping. There is a direct bus to UofC, COP and Winston Churchill High school(IB Designated area). Future Calgary west Costco is only 10 minutes away. 45 minutes drive to Banff National Park. Seamless access to major highways like 16th Avenue and Stoney Trails... This is a unique house with amazing value you wonâ€™t be disappointed.

Built in 2005

Essential Information

MLS® #	A2121139
Price	\$969,000
Sold Price	\$958,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,303
Acres	0.16

Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	80 Crestridge Way Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Z2

Amenities

Amenities	Clubhouse, Community Gardens, Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Environmental Reserve, Few Trees, Front Yard, Lawn, Underground Sprinklers, Rectangular Lot, Steep Slope, Views
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2024
Date Sold	April 17th, 2024
Days on Market	7
Zoning	DC (pre 1P2007)
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Top Producer Realty and Property Management
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