

**104 Crestridge Common SW
Calgary, Alberta**

MLS # A2279134



\$639,900

Division:	Crestmont		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,055 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Mixed, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE, SAT JAN 17, 1-3PM Tucked away in the sought-after community of Crestmont, this exceptional 2,050+sqft townhome with numerous upgrades offers a rare combination of privacy and beautiful views. Looking onto a tranquil pond with uninterrupted mountain views, this home delivers front-row seats to golden prairie sunsets and ever-changing skies. With no unit attached to the back - a rarity within the complex - the sense of openness and connection to nature is truly special. A charming front porch welcomes you home, while 2 balconies allow you to enjoy the views at different times of day - from peaceful morning coffee to evenings spent watching the sun dip behind the Rockies. The oversized single garage offers ample room for storage, bikes, and outdoor gear, supporting an active lifestyle. The entry level features a large and versatile recreation room, ideal for movie nights, a home gym, or a flexible family space. This level also offers direct outdoor access, allowing guests to conveniently park nearby and enter the home with ease. Just steps from your door are parks, pathways, and the pond, perfect for dog owners and nature lovers. The main floor is a standout, designed to maximize both functionality and the spectacular setting. The spacious living room is anchored by a sleek fireplace (upgrade) and opens onto a large covered deck with sweeping mountain and pond views and a gas line for your BBQ - an incredible space for entertaining or simply unwinding as the sunset unfolds. The chef-inspired kitchen features a massive island, quartz countertops, gas stove, black plumbing fixtures, Blanco sink and a generous pantry with double doors. The spacious dining area opens to a 2nd east-facing balcony - the perfect spot to greet the morning sun, while a convenient powder room completes the level. Luxury vinyl plank flooring, central air conditioning,

modern upgraded lighting, triple-pane windows, and hard-wired internet connectivity throughout the home elevate both comfort and performance. Upstairs, the third level offers 3 bedrooms, including a primary retreat with more amazing views. The primary ensuite features double vanities and a spacious shower, complemented by a walk-in closet. Laundry is conveniently located on this level alongside a full 4-pc bathroom, ensuring effortless day-to-day living. This home is in like-new condition and includes a tankless hot water heater, lower monthly utility costs, supported by its efficient EnerGuide rating, and Built Green Canada certification. The location is exceptionally convenient, with quick access to Stoney Trail for easy commuting downtown or seamless escapes to the mountains, and all major city routes close at hand. Shopping and daily amenities are right in the complex, while the Calgary Farmers Market is just a few minutes away. Crestmont is a wonderful place to call home and features a community centre, waterpark and playgrounds. Click on the link for the virtual tour!