



THE
A-TEAM

**RE/MAX
FIRST**

157 CRESTRIDGE Common, Calgary T3B 6J5

MLS® #: **A2144388** Area: **Crestmont** Listing Date: **06/25/24** List Price: **\$625,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **1,754 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,057**
 Low Sqft:
 Ttl Sqft: **2,057**

DOM
5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,Courtyard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Chandelier,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Game Room	Main	15`5" x 18`6"	2pc Bathroom	Second	5`7" x 4`10"
Dining Room	Second	11`0" x 12`9"	Kitchen	Second	19`1" x 13`3"
Living Room	Second	19`3" x 13`6"	4pc Bathroom	Third	5`6" x 8`3"
4pc Ensuite bath	Third	8`0" x 9`10"	Bedroom	Third	9`5" x 14`5"
Bedroom	Third	9`5" x 12`6"	Bedroom - Primary	Third	10`9" x 11`9"

Legal/Tax/Financial

Condo Fee: **\$275** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

1910292

Monthly

Remarks

Pub Rmks:

Open House June 29th & 30th: 2pm - 4pm. *Watch the video* Home Sweet Home! Are you ready to get stunned?! Gorgeous showhome like townhouse with OVER 2500 SQFT OF LIVING SPACE nestled in the quite scenic community of Crestmont. Welcome to Arrive at Crestmont. This certified "Built-Green" townhouse is about to leave you at a wow! 3 Bedrooms | 2.5 Bathrooms | Open Floor Plan | 3 balconies/patio | Fully Upgraded In & Out | Luxury Finishings | WALKOUT Main Level | Oversized Single Car Garage (Fits a truck) + Driveway | Low Condo Fees | East/West Orientation. The main level hosts a spotless foyer leading to a versatile bonus room, perfect for family gatherings or movie nights. Step out onto the west-facing covered patio, seamlessly blending indoor and outdoor living spaces. The patio comes has the AC rough-in installed as a bonus. The second level features LVP floor and showcases a spacious living room and a chef-inspired kitchen, complete with a 10' quartz center island finished with stylish blue accent details, pot lights, cabinets to the ceiling, sleek stainless built-in steel appliances, elegant backsplash, and plenty of cabinet space. A formal dining space with its own smaller deck offers the perfect spot for your morning coffee. Enjoy your expansive 17' x 8' covered west deck, equipped with gas hookups for effortless outdoor grilling and relaxation. Upstairs, the upper level features three generously sized bedrooms. The master suite enjoys west-facing natural light, complemented by a spa-like ensuite bathroom with dual sinks, quartz countertops, and a separate shower. Convenient upper-level stacked laundry adds practicality, with the second and third bedrooms comfortably accommodating queen-sized beds and sharing access to a full 4-piece bathroom. All staircases boast upgraded spindle railings, enhancing both safety and aesthetic appeal throughout the home. Located in the exclusive estate community of Crestmont, this home offers easy access to Crestmont Village Shoppes, Crestmont Hall, and major transportation routes including the TransCanada Highway and Stoney Trail. Whether you're heading downtown or escaping to the mountains, this location provides unparalleled convenience and connectivity. Don't miss the opportunity to make this rare townhouse yours. Combining luxurious finishes with functional design, this home in Crestmont offers a unique blend of elegance and practicality in one of Calgary's most sought-after neighborhoods. Click on the link for the virtual tour and floor plan.

Inclusions:

Tv mounted on the wall in front of the kitchen.

Property Listed By:

Diamond Realty & Associates LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











