



THE
A-TEAM

**RE/MAX
FIRST**

116 CRESTRIDGE Common, Calgary T3B 6J5

MLS®#: **A2163432** Area: **Crestmont** Listing Date: **09/05/24** List Price: **\$569,990**
 Status: **Pending** 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:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,470**
 Low Sqft:
 Ttl Sqft: **1,470**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator**
 Int Feat: **Bathroom Rough-in,Double Vanity,Granite Counters,High Ceilings,Kitchen Island**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|--------|----------------|----------------------|----------|----------------|
| Entrance | Main | 8`1" x 5`1" | Living Room | Main | 14`6" x 11`7" |
| Kitchen | Main | 10`10" x 10`3" | Dining Room | Main | 9`11" x 7`7" |
| 2pc Bathroom | Main | 6`11" x 3`1" | Balcony | Main | 9`7" x 7`0" |
| Bedroom | Second | 9`9" x 8`11" | Bedroom | Second | 11`1" x 9`0" |
| 4pc Bathroom | Second | 9`1" x 5`8" | Bedroom - Primary | Second | 12`11" x 12`1" |
| 4pc Ensuite bath | Second | 10`11" x 8`3" | Walk-In Closet | Second | 6`9" x 6`7" |
| Laundry | Second | 3`11" x 3`4" | Furnace/Utility Room | Basement | 18`4" x 7`2" |

Condo Fee:
\$270

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910292;57**

Remarks

Pub Rmks: **WELCOME TO THE OPEN HOUSE 2:00-4:00 ON SATURDAY, SEPT. 7th 2024. Welcome to the stylish designer town home in the sought after community of Crestmont SW. This beautifully appointed two storey walkout enjoys total of 3 bedrooms & 2.5 baths, oversized single garage, When you will enter into the home, you will be impressed with the open concept floor plan that includes lots of upgradings; upgraded 8' doors, upgraded up to ceiling heights kitchen cabinets with quartz countertop, quartz counter topped Island, upgraded stainless steel appliances, upgraded luxury vinyl plank flooring, lots of pot-lights & well built deck with BBQ Gas line for your outdoor living pleasure. This bright and backing onto a wooded ravine with beautiful views of ravine and cities provides you the luxury life of living. Sun-drenched floor plan 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 & upgraded stainless steel appliances. Upstairs there are 3 fabulous bedrooms & 2 full baths; the master has vaulted ceilings, walk-in closet & ensuite with quartz countertop with double vanities & oversized shower. The master overlooks the ravine and the other 2 bedrooms both have south windows for sunlight. 4 pcs common bathroom and stacked laundry complete the 2nd level. This well maintained beautiful nestle is located close all the ammonites, groceries stores and public transit for your convenience for the daily activities. Also, a doctor clinic and the Day Care just one minutes walk from the house. Please, don't missed to view. it could be your Dream Home. Call to your favourite realtor view it.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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











