



THE
A-TEAM

**RE/MAX
FIRST**

154 CRESTRIDGE Way, Calgary T3B 5Z4

MLS®#: **A2196745**

Area: **Crestmont**

Listing Date: **02/27/25**

List Price: **\$859,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **6,038 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,536**
Low Sqft:
Ttl Sqft: **2,536**

DOM

0

Layout

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

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Lawn,Private,Treed**
Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,In Floor,Electric,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,French Door,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`2" x 13`4"
Living Room	Main	18`10" x 17`3"
Laundry	Main	7`6" x 12`11"
Bedroom - Primary	Upper	15`11" x 14`6"
Bedroom	Upper	9`10" x 14`2"
2pc Bathroom	Main	6`11" x 4`10"

Room	Level	Dimensions
Dining Room	Main	11`11" x 8`6"
Den	Main	9`0" x 11`6"
Bonus Room	Upper	22`0" x 16`7"
Walk-In Closet	Upper	8`7" x 12`5"
Bedroom	Upper	9`11" x 16`4"
5pc Ensuite bath	Upper	15`5" x 11`11"

4pc Bathroom

Upper

8`2" x 7`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0312036

Zoning:
DC

Remarks

Pub Rmks:

*****OPEN HOUSE: Sunday, March 2nd from 12pm-2pm*** Beautiful, EXTREMELY WELL MAINTAINED, MOVE-IN READY home in the family-friendly community of Crestmont. Great curb appeal with HARDIE BOARD SIDING accented by stone detailing. A large FRONT PORCH greets guests and entices peaceful morning coffees. Impressive upgrades include 9' main floor ceilings, 2 HIGH-EFFICIENCY FURNACES for separate heating controls on each level and 2 SMART THERMOSTATS. The open concept great room has been designed with both style and function in mind with a THREE-SIDE FIREPLACE that creates a relaxing atmosphere in the living room and casual elegance in the dining room. Culinary adventures await in the well laid out kitchen featuring a GAS COOKTOP, an OVERSIZED BUILT-IN FRIDGE, a centre island, loads of counter space, a corner pantry and quick access to the garage for easy grocery unloading. The dining room is encased in windows overlooking the backyard and granting access to the deck promoting a seamless indoor/outdoor lifestyle. FRENCH DOORS open to the enclosed flex room with elegant WAINSCOTTING perfect for a home office or kid's play space. The powder room is ideally tucked away giving privacy where needed. Ascend the staircase with upgraded metal spindle railing to the upper level and gather in the large BONUS ROOM. A built-in tech desk is great for homework, crafts, Lego building or catching up on emails. Overlooking the backyard, the primary bedroom is a calming oasis with a spacious floor plan, a large WALK-IN CLOSET with wood shelving and a LUXURIOUS ENSUITE boasting IN-FLOOR HEATING, DUAL VANITIES, an AIR JETTED TUB and a separate shower. Both additional bedrooms are spacious and bright, sharing the 4-piece bathroom. The basement awaits your dream development and is already equipped with 9' ceilings and 4 windows. The METICULOUSLY LANDSCAPED AND SERENE YARD is privately fenced and TREED for privacy with raised planters and tons of room for kids and pets to run around. An EXPANSIVE DECK hosts casual barbeques and lazy weekend lounging. This extraordinary home exudes pride of ownership throughout and bestows a ton of space for any large or growing family. Wonderfully located in the community of Crestmont offering a plethora of amenities including parks, walking paths, a spray park, firepits, a storm pond and a community centre with family-focused activities for all ages and seasons. Truly a phenomenal family-ready home in an unbeatable location!**

Inclusions:
Property Listed By:

None
eXp Realty

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









