

## 704 Crestridge Common SW Calgary, Alberta

**MLS # A2210745**



**\$529,900**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 232
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water		

**Inclusions:** N/A

Welcome to this stunning townhome located in the highly sought-after neighborhood of Crestmont. Enjoy ultimate comfort in this Crestmont West home featuring the QuietWall® system, reducing noise transfer by up to 23% more than single-family homes. Built to Built Green Canada's gold standard, this home offers exceptional quality, efficiency, and sustainability for a peaceful, eco-friendly living experience. Upon entering, you are welcomed by a spacious foyer with beautiful flooring that extends throughout the lower level. This leads to an oversized, insulated single garage, offering the potential for conversion into an additional room, as well as a mechanical room with ample storage space. The main floor features an inviting open concept design, perfect for entertaining. The spacious kitchen seamlessly flows into the dining room and living room, creating an ideal space for social gatherings. Large, upgraded triple-pane windows flood the home with natural light, accentuating the high ceilings and enhancing the feeling of openness. Step out onto your private balcony and enjoy your morning coffee with lovely, unobstructed views. Upstairs, you'll find a convenient laundry room and a well-appointed 4-piece bathroom. The secondary bedroom is perfect for an office or guest room. The primary suite boasts a his-and-her walk-through closet leading to a luxurious ensuite with a dual vanity. The well-maintained townhome complex offers plenty of visitor parking and very low condo fees. Enjoy the convenience of being within walking distance to amenities such as a daycare facility, liquor store, dental clinic, retail stores and proximity to the Calgary Farmer's Market West, Canada Olympic Park, Calgary Climbing Centre, and close to Crest Lake, Crestmont West Park, and playgrounds. Easy access to Stoney Trail & Highway 1, making it perfect for

quick trips out west to the Rocky Mountains. Don&rsquo;t miss the opportunity to make this dream home yours!