# \$949,000 - 162 Crestridge Way Sw, Calgary

MLS® #A2222144

## \$949,000

5 Bedroom, 4.00 Bathroom, 2,402 sqft Residential on 0.14 Acres

Crestmont, Calgary, Alberta

WELCOME to this AIR-CONDITIONED 2 Storey HOME in the SOUGHT-AFTER Community of CRESTMONT, offering 3,343.73 Sq Ft of DEVELOPED Living space with 5 Bed, 3.5 Baths, and an ATTACHED DOUBLE GARAGE on a 6038 Sq Ft LOT!!! This property blends COMFORT, FUNCTIONALITY, and TIMELESS CRAFTMANSHIP. This PEACEFUL. MATURED, TUCKED-AWAY Neighbourhood is NESTLED up on the Hill, in an UP-AND-COMING area, with Quick MOUNTAIN Access. You are INVITED in by the CHARMING Front Porch (for those sunny evenings) and EXCEPTIONAL Curb appeal. Inside are 9' Ceilings, ARCHED Doorways, and FRESH paint throughout, while LARGE windows give NATURAL light. Off the Foyer, a Den has CUSTOM BUILT-IN Shelving and a Desk, great for working from HOME. The OPEN-CONCEPT Floor Plan with a SPACIOUS Living room, anchored by a COZY Gas Fireplace, which is made for ENTERTAINING or putting your feet up after a long day. The Dining area will fit LOVED ONES around the table sharing meals, and the patio doors to the backyard, EXTENDING your living space. This SLEEK Kitchen has Maple Cabinetry, GRANITE Countertops incl/Island with Breakfast Bar, SS Appliances incl/WOLF GAS Stove-Oven/SUB-ZERO Fridge/MIELE Dishwasher/VENTA Range Hood, and Tiled Backsplash. WALK-THROUGH Pantry leads to the Mudroom/Laundry area, BUILT-IN







STORAGE, access to the Garage. The Metal/Wood staircase takes you up to the Bonus room (VAULTED Ceiling), with Partial MOUNTAIN Views, it is BRIGHT and AIRY-ideal for Movie/Game nights, Studying, or FAMILY time. Next are 2 GENEROUSE Sized Bedrooms that share a 4 pc Bath. The **EXPANSIVE Primary Bedroom offers a** PEACEFUL SANCTUARY for REST, and an EN-SUITE with Dual sinks, a Corner Soaker Tub to melt away the day, a Tiled WALK-IN Shower, and a PRIVATE Water Closet. The HUGE WALK-IN Closet makes it EASY for ORGANIZING, keeping TIDY, and providing EXTRA STORAGE space. A Full Basement (complete 2023), adds MODERN FLAIR with LVP Flooring, Knockdown Ceiling, and STYLISH finishes throughout. Enjoy the Family room with an ELECTRIC Fireplace, IN-CEILING Speakers, and a dedicated space ready for your HOME THEATRE. A Flex area can be a GYM, a Playroom, or a music room. Entertaining is EFFORTLESS with a BUILT-IN Wet bar with 2 Bar Fridges, with a 3 pc Bath with IN-FLOOR HEATING adds COMFORT and LUXURY. 2 MORE Bedrooms, and a Utility room with the ULTRA H/E 99% Furnace (2022). The THOUGHTFULLY Landscaped backyard is an OASIS with a LARGE DECK with a STUNNING PRIVACY wall, surrounded by a LUSH GARDEN that includes a TRANQUIL WATER FEATURE, a SANDSTONE FIREPIT, and a VARIETY of FRUIT-BEARING plants such as Raspberry, Cherry, Apple, Saskatoon. Perfectly situated in the older, QUIET, FAMILY-FRIENDLY Neighborhood, with many new AMENITIES near, including the Calgary farmers market, an Upcoming Costco, Walking Trails, Ponds, Splash Pad and many Parks!!! The Community center provides EVENTS/ACTIVITIES for all age groups. This PRIME LOCATION is just off Hwy 1, Stoney Trail, 20 Mins downtown. BOOK your

#### Built in 2004

#### **Essential Information**

MLS® # A2222144 Price \$949,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,402 Acres 0.14 Year Built 2004

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 162 Crestridge Way Sw

Subdivision Crestmont
City Calgary
County Calgary
Province Alberta
Postal Code T3B 5Z4

#### **Amenities**

Amenities Clubhouse, Playground, Snow Removal

Utilities Cable Connected, Electricity Connected, Natural Gas Connected,

Garbage Collection, Phone Connected, Water Connected

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Front, Off Street

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, Kitchen Island,

Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In

Closet(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas

Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener,

Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Basement, Decorative, Electric, Gas, Living Room, Mantle, Stone, Tile

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Lighting, Private Yard, Rain Gutters

Lot Description Back Yard, City Lot, Fruit Trees/Shrub(s), Private, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed May 23rd, 2025

Days on Market 27

Zoning DC

HOA Fees 368

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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