

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

MLS® #A2222144

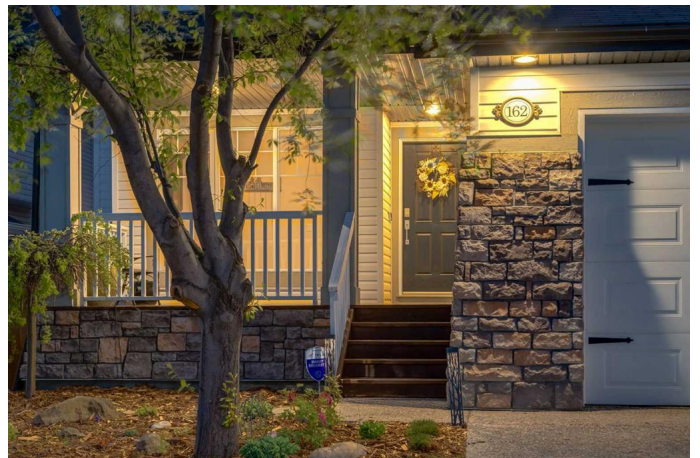
**\$949,000**

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 CRAFTSMANSHIP. 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

showing!!!

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	Playground, Snow Removal, Clubhouse
Utilities	Natural Gas Connected, Cable Connected, Electricity 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
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	Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Garburator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Mantle, Tile, Basement, Decorative, Stone
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	20
Zoning	DC
HOA Fees	368
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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