

111 Crestridge View SW
Calgary, Alberta

MLS # A2293597



\$930,000

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|------------------|-----------------------------------|---------------|------------------|
| Division: | Crestmont | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,343 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Cul-De-Sac | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar | | |

Inclusions: N/A

Welcome to this beautifully maintained walkout bungalow in the sought-after community of Crestmont SW, ideally located on a corner lot in a quiet cul-de-sac. Offering a functional layout and over 2400 sq ft of developed living space, this home features 3 bedrooms and 2.5 bathrooms, perfect for families, downsizers, or those looking for extra space to entertain. The main floor showcases a bright and open concept design with large windows that bring in plenty of natural light. The spacious living area is centered around a cozy gas fireplace, creating a warm and inviting atmosphere. The kitchen is designed for both everyday living and entertaining, complete with a large (almost 8 feet long) central island, stainless steel appliances, ample cabinetry, and a corner pantry. Just off the kitchen and dining area, step onto the balcony, ideal for morning coffee or summer barbecues. The primary bedroom is conveniently located on the main floor and features a private ensuite and a spacious walk-in closet with custom organizers. The fully finished walkout basement expands your living space with two additional bedrooms, a full bathroom, and a large recreation area perfect for relaxing or hosting guests. Enjoy the added comfort of a second gas fireplace, along with a wet bar, making this level ideal for entertaining. Walk out directly to the backyard patio and enjoy seamless indoor-outdoor living. Outside, the large backyard offers plenty of space, complete with a dedicated dog run. Finally, the double attached garage provides convenience and additional storage. Located just minutes from the Crestmont community clubhouse and steps from the scenic pond and walking paths, this home offers the perfect balance of nature and community living. With easy access to Highway 1, Stoney Trail, and nearby amenities, commuting to downtown or escaping to the mountains is quick and convenient.

Don't miss your opportunity to own this exceptional walkout bungalow in one of Calgary's most desirable southwest communities.