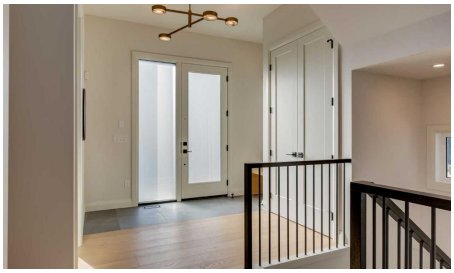
70A Montrose Crescent NE

Calgary | Active | MLS® A2358076

$1,349,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**2,097 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Open House Sat Nov 14 & Sun Nov 15 from 2:00-4:00pm! Welcome to this brand-new custom detached home by Treehouse Developments, an award-winning Calgary builder known for exceptional craftsmanship, thoughtful design, and outstanding service. Situated on a beautiful street, this home with over 3000 square feet of developed space stands apart from the typical infill with elevated finishes, extensive upgrades, and full New Home Warranty coverage. A standout feature is the beautiful dedicated office at the front of the home, a space rarely found in infills and ideal for working from home. A welcoming foyer opens to a beautifully designed kitchen, dining, and living area, perfect for everyday living and entertaining. The kitchen features Bosch appliances, quartz countertops, a large island, a walk-in pantry, and stunning rift-cut white oak cabinetry. Custom built-ins in the living room and mudroom combine practical storage with refined design. A Rockton fireplace mantel anchors the living room, while sliding patio doors open to a maintenance-free composite deck. The functional mudroom at the side entry provides a convenient transition between the home and garage. A light-filled stairwell leads upstairs to three bedrooms, a generous laundry room, and custom built-in closets throughout. The spacious primary bedroom offers a relaxing retreat with a spa-inspired ensuite featuring a freestanding tub, steam shower with handheld showerhead, and heated floors. The fully developed basement includes a large recreation room with a wet bar and bar fridge, along with a fourth bedroom featuring a generous walk-in closet. Hydronic in-floor heating served by an on-demand boiler provides comfort, while a central air conditioning/heat pump system adds efficient climate control. Outside, enjoy a fully landscaped private yard, an oversized 22' x 22' garage, and striking curb appeal with a blend of stone, cedar accents, and Hardie siding. Treehouse’s commitment extends well beyond possession and standard warranty obligations, with exceptional ongoing service and knowledgeable support to help homeowners care for and maintain the quality of their home for years to come. Move-in ready and beautifully finished, this home offers a rare opportunity to own a new Treehouse-built property.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358076
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,097 sq. ft.
Main Level Finished Area:	1,012 sq. ft.
Upper Level Finished Area:	1,085 sq. ft.
Below Grade Finished Area:	930 sq. ft.
Acreage:	No
Lot Area:	3,336 sq. ft.
Lot Frontage:	26'10"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2510739
Heating:	Central
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Treehouse Developments Ltd
New Constr.:	Yes

Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Winston Heights/Mountview
Appliances:	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Tankless Water Heater, Washer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 17'7" × 14'8" ·
Main Floor	Kitchen · 15' × 9' ·
Main Floor	Dining Room · 9' × 8'10" ·
Main Floor	Foyer · 11' × 8'4" ·
Main Floor	Mud Room · 6'8" × 5'5" ·
Main Floor	Den · 12' × 8'6" ·

Upper Level	Bedroom - Primary · 15'5" × 13'8" ·
Upper Level	Walk-In Closet · 8'8" × 7'9" ·
Upper Level	Bedroom · 11'11" × 10'2" ·
Upper Level	Bedroom · 10'9" × 10'2" ·
Upper Level	Laundry · 10'9" × 7'4" ·
Lower Level	Family Room · 22' × 19' ·
Lower Level	Bedroom · 13'3" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/70a-montrose-crescent-ne-calgary-a2358076/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.