

\$639,900 - 12562 Crestmont Boulevard Sw, Calgary

MLS® #A2104265

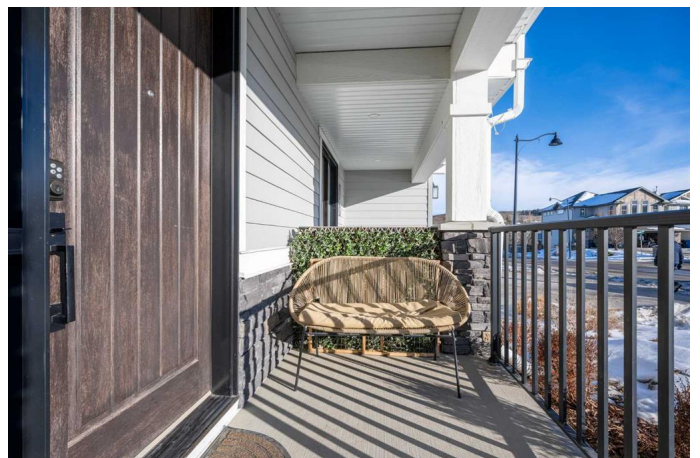
\$639,900

2 Bedroom, 3.00 Bathroom, 1,079 sqft

Residential on 0.06 Acres

Crestmont, Calgary, Alberta

Trust me when I say from the moment you walk in you're going to fall in love with this beautiful walk-out, villa style, Bungalow in Crestmont. The entrance is grand and your gaze is immediately drawn to the vaulted ceilings and the beautiful laminate flooring. The main floor is bright and open and it's the perfect layout for those that love to entertain. The kitchen boasts modern finishes including stainless steel appliances, new chimney hood fan, new faucet and handles, full height cabinets, side pantry, pot lights and a large kitchen island with seating for up to 4. The dining area is spacious enough to fit a large table and the living area has access to the balcony, equipped with a BBQ gas line and unobstructed views. On this floor you'll find the primary bedroom offering a walk-through closet with closet organizers and a spa-like ensuite bathroom. Dual sinks, quartz countertops, plenty of counter space and a spacious fully tiled curbless shower. This floor also comes with a half bath, the laundry room with side by side washer and dryer and access to the single, HEATED, attached garage. Downstairs, the grand ceiling height will make this space feel extremely inviting. Here you'll find a flex room ideal for a home office, a large open rec room with access to the backyard, a second bedroom with a walk-in closet and a 4-piece bathroom. This beautiful home also offers a tankless water tank and a sprinkler system managed by the condominium. Crestmont is truly an amazing community that



offers its residents everything they need, just a short drive away. Calgary climbing centre, Calgary Farmer's Market West, Canada Olympic Park, and quick access to downtown or the mountains.

Built in 2019

Essential Information

MLS® #	A2104265
Price	\$639,900
Sold Price	\$630,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,079
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	12562 Crestmont Boulevard Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Heated Garage, Single Garage Attached

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan,
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	Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	January 30th, 2024
Date Sold	March 24th, 2024
Days on Market	54
Zoning	DC
HOA Fees	350.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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