

\$549,900 - 47 Crestbrook Drive Sw, Calgary

MLS® #A2124035

\$549,900

2 Bedroom, 3.00 Bathroom, 1,460 sqft

Residential on 0.00 Acres

Crestmont, Calgary, Alberta

Welcome to your new home in the luxurious Crestmont SW community! This stunning corner lot, two master bedrooms, 2-storey townhome, owned by its first occupant since October 2022, offers an ideal combination of affordability, contemporary design, and a peaceful lifestyle. Nestled in a quiet superior community with convenient access to Stoney Trail and the Trans-Canada Highway, this home ensures swift transportation links, all while being just a 21-minute drive from downtown Calgary.

The main floor boasts a beautifully appointed kitchen with upgraded stainless steel appliances, Quartz countertops, ample cabinetry, and an abundance of natural light streaming in through large windows, making it a perfect space for hosting and entertaining guests.

Ascending to the second floor, you'll discover the spacious master bedroom, easily accommodating all your furniture. Adjacent to the king-size bed is a HUGE balcony, almost 20 feet long, providing an ideal spot to enjoy the breathtaking Aurora scenery. The master bedroom also includes a walk-in closet and a convenient 4-piece ensuite.

Additionally, the bigger size of second bedroom on this floor, complete with a lovely window, is perfect for guests. There's also a versatile space that can be used as a study or



exercise area, complemented by a 3-piece ensuite.

The generously sized unfinished basement, insulated and ready for your personal touch, currently serves as a flexible space for creativity or family gatherings, with extra room and storage available. Parking is a breeze with the double-wide attached garage.

Enjoy the convenience of close proximity to schools, childcare centers, parks, playgrounds, and shopping options.

Don't miss out on the opportunity to make this beautiful property your own—book your private viewing today!

Built in 2021

Essential Information

MLS® #	A2124035
Price	\$549,900
Sold Price	\$550,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	47 Crestbrook Drive Sw
Subdivision	Crestmont
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 6L1

Amenities

Amenities	Other, Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Courtyard
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 9th, 2024
Days on Market	21
Zoning	M-G
HOA Fees	367.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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