

\$779,900 - 335 Cresthaven Place Sw, Calgary

MLS® #A2128298

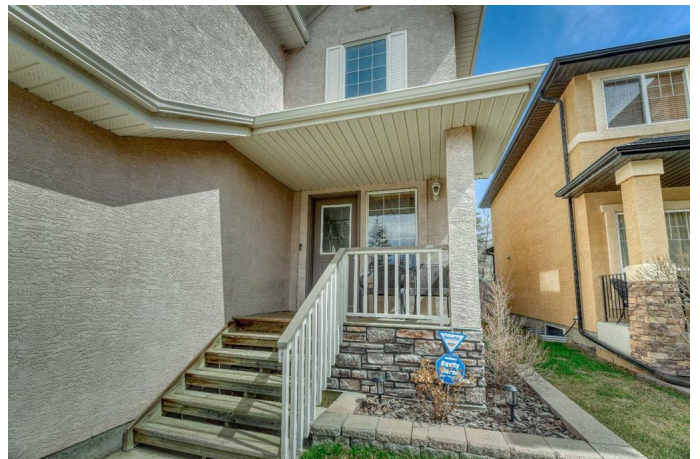
\$779,900

3 Bedroom, 3.00 Bathroom, 2,340 sqft

Residential on 0.09 Acres

Crestmont, Calgary, Alberta

This beautifully maintained home is nestled in the foothills of one of Calgary's most desirable, South West communities. Its allure will resonate with anyone who appreciates the beauty of nature. Outdoor sports enthusiasts or just those of you (us) who enjoy quiet evening strolls have access to an incredible network of bike & walking paths that are intricately woven into the community's landscape. The property itself, sits towards the end of a cul-de-sac, which runs along the pathway system & a pond that features a central fountain in the late spring & summer months. On clear days you will experience incredible views of the Rocky Mountains along with some breathtaking sunsets. The home's interior is clean & well-maintained. Its front entrance features a generous foyer area that is enhanced by rich tile flooring, high ceilings & an elegant open staircase, that features wood & wrought Iron rails. The 'second entrance' could not possibly have been more practically designed. It offers the exceptional convenience of a spacious 'walk-through' pantry & has a large 'walk-in' closet & laundry area. The kitchen features a raised breakfast-bar-styled Island, stainless steel appliances, and a dining area. The Great Room/living room is large & inviting, with high expansive ceilings, a corner gas fireplace, & light hardwood flooring. This is an exceptional space, ideal for entertaining or enjoying intimate family movie nights. Upstairs, the feeling of spaciousness you get throughout



this home continues. The staircase, 3 bedrooms, bonus room & upper hallway all feature neutral-toned light beige carpets that are in as good as new, condition! The spacious west-facing bonus room lets in loads of sunlight. Its airy windows & vaulted ceiling invite the beauty of the outdoors inside, making an indoor sanctuary with the benefit of pond & mountain views, while at the same time providing the luxury of an alternate, private living area, ideal for exercising or curling up to relax, just before that last yawn before bedtime. Its lower, undeveloped basement offers a continuum of the home's spaciousness which boasts an excellent layout, ideal for the kind of development that will serve to enhance the property's long-term value. This is undoubtedly an excellent opportunity to own a beautiful move-in-ready home. It's located in Calgary's West end, in a community that is tucked away into the City's gorgeous natural surroundings, while at the same time being immediately accessible to 16th Avenue & Stoney Trail, each of which, are two of the City's most comprehensive traffic routes: The former for quick access to the mountains & Kanaskis, for incredible hiking & camping jaunts in the summer, & skiing in the winter, & the latter for City commutes that necessitate speedy convenience on the day to day. High expansive ceilings, hardwood, tile, carpet that's better than brand new, great square footage, with central air conditioning...That ideal, move-in 'before summer' home!

Built in 2001

Essential Information

MLS® #	A2128298
Price	\$779,900
Sold Price	\$795,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,340
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	335 Cresthaven Place Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5W5

Amenities

Amenities	Clubhouse
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
Waterfront	See Remarks, Pond

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Great Room, Tile

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 17th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	367.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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