

# \$899,900 - 12 Crestmont Way Sw, Calgary

MLS® #A2130928

**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,511 sqft

Residential on 0.11 Acres

Crestmont, Calgary, Alberta

Discover the extraordinary with this rare chance to own a WALK-OUT 2-story residence with 3650sf developed area, situated in the heart of the highly coveted Crestmont SW community. This air-conditioned property is a true gem, boasting a range of features that meet your every desire, from a HEATED over-sized garage to a hot tub rough-in. As you step inside, the main floor welcomes you with high-end ENGINEERED HARDWOOD flooring, a great size office, a generously sized living room adorned with large windows, a cozy gas fireplace, an oversized chef's kitchen with walk thru pantry. The kitchen is a culinary haven, equipped with a gas stove and granite countertops, offering both functionality and elegance. Venture upstairs to find the primary bedroom, complete with a luxurious 4-piece ensuite. Two additional bedrooms, a full bath, and a generously proportioned bonus room await, providing ample space for relaxation and privacy. The WALK OUT BASEMENT is a versatile space, featuring the fourth bedroom, an additional full bath, and an open rec room, perfect for entertaining or creating a cozy retreat. Step outside to the fully landscaped backyard, complete with a fire pit area and a convenient gate leading to the nearby walking path. This outdoor oasis is ideal for enjoying evenings under the stars or hosting gatherings with family and friends. House is also equipped with a water softener, Tankless Hot Water and Furnace & AC were replaced in 2020. This residence is not just a



home; it's a lifestyle.

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2130928    |
| Price          | \$899,900   |
| Sold Price     | \$885,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,511       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 Crestmont Way Sw |
| Subdivision | Crestmont           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3B 5Z6             |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Park, Playground, Recreation Facilities                   |
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Pantry                                                                                         |
| Appliances        | Dishwasher, Gas Cooktop, Gas Stove, Instant Hot Water, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                                      |

|                 |                 |
|-----------------|-----------------|
| Cooling         | Sep. HVAC Units |
| Fireplace       | Yes             |
| # of Fireplaces | 1               |
| Fireplaces      | Gas             |
| Has Basement    | Yes             |
| Basement        | Full, Walk-Out  |

**Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, Barbecue, Playground |
| Lot Description   | Back Lane, Backs on to Park   |
| Roof              | Asphalt Shingle               |
| Construction      | Concrete                      |
| Foundation        | Poured Concrete               |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 9th, 2024   |
| Date Sold      | July 4th, 2024  |
| Days on Market | 55              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 350.00          |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | E-Trinity Realty and Management Ltd |
|----------------|-------------------------------------|

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