

\$675,000 - 12572 Crestmont Boulevard Sw, Calgary

MLS® #A2132859

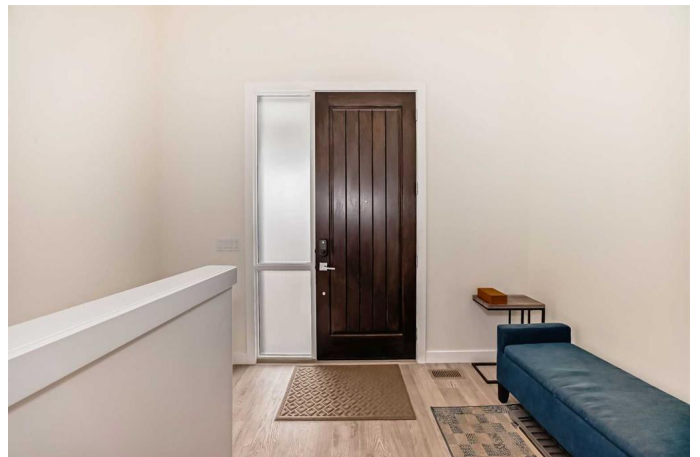
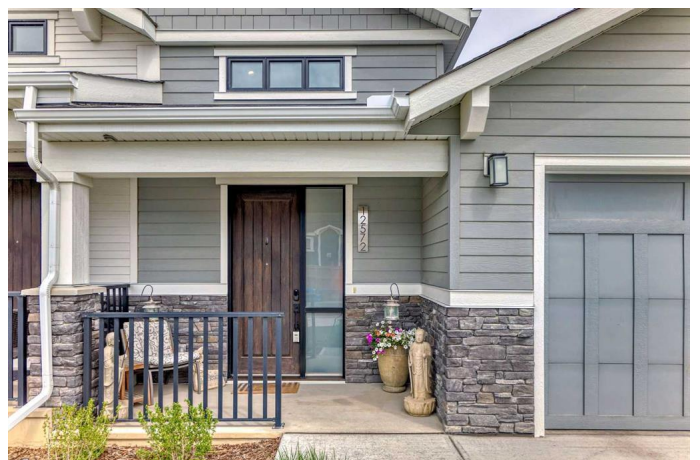
\$675,000

2 Bedroom, 3.00 Bathroom, 1,085 sqft

Residential on 0.06 Acres

Crestmont, Calgary, Alberta

It's like walking into a brand-new home, loaded with over \$75,000 in upgrades. Lived in for only 8 months, you will be impressed with how impeccably maintained and upgraded this home is and you will be blown away with the open feel of the whole home with soaring vaulted ceilings throughout the main floor living area. As you enter the home through the stepless front walkway (wheelchair accessible), the foyer has lots of room for a bench seat. In the hallway is the convenient half bathroom and a built-in desk/workstation with exotic granite top. Then you enter the wide-open living area where you will be amazed by the HUGE two-tone granite top island with breakfast bar, extra deep Blanco sink, two tone cabinets, under cabinet lighting, and upgraded stainless steel appliances including a built-in countertop gas range and two ovens, one being a Meile steam/convection oven. The oversize pantry and large dining area round out the kitchen area making it the perfect home for living or entertaining. You will then enjoy the wide-open living room area that is spacious and airy due to the soaring vaulted ceilings and is so bright due to the oversized sliding doors that open onto the covered balcony which is made private with the frosted glass divider and bright green privacy screening. You will also appreciate the built-in gas line for a gas BBQ. Off the living room is the huge master bedroom that allows you to comfortably fit your king-size bed and is bright and cheery due to



the large windows fitted with blackout curtains. To enter the ensuite bathroom, proceed through the two-sided walk-thru closet with extra shelving, and you will be impressed with the twin sinks in the large marble vanity and level entry into the extra-large shower room with large bench seat. The heated floors & private toilet room perfectly completes this bathroom. The laundry area is at the entrance to the heated garage, which has a convenient built-in bench and coat hooks. Head downstairs from the front foyer and you will be impressed by how bright the fully finished walk-out basement is. The first thing you will notice is the built-in kitchen/wet bar area with pantry, marble countertops, and a full-size fridge (included). The extra pot lights and patio doors make this walk-out basement bright and cheery. There is a den with double sliding pocket doors, a big family room with lots of room to play or for a pool table. Out the sliding doors is a lower covered patio area with privacy glass and a green area to enjoy. The lower bedroom is so bright that you won't feel like you are in the basement. The full bathroom w/ glass doors around the bathtub/shower is perfect for visiting guests or older children. The storage room is big enough for all your extra storage needs. The on-demand, instant hot water and heat exchanger make this a "Built Green" home which will reduce your utility bills. Crestmont is so convenient, just 2 minutes to the ring road, quick access to the mountains and the new Farmers Market

Built in 2019

Essential Information

MLS® #	A2132859
Price	\$675,000
Sold Price	\$665,000

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,085
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	12572 Crestmont Boulevard Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6J5

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Heated Garage, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Convection Oven, Dishwasher, Dryer, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Cooktop, Instant Hot Water, Oven-Built-In, Refrigerator, Washer
Heating	ENERGY STAR Qualified Equipment, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 2nd, 2024
Days on Market	17
Zoning	DC
HOA Fees	367.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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