

\$850,000 - 12481 Crestmont Boulevard Sw, Calgary

MLS® #A2144847

\$850,000

4 Bedroom, 4.00 Bathroom, 2,314 sqft

Residential on 0.10 Acres

Crestmont, Calgary, Alberta

4 BEDROOMS | 3 1/2 BATHROOMS | 3,475
SQFT OF LIVING SPACE | DOUBLE
ATTACHED HEATED GARAGE |
NUMEROUS UPDATES THROUGHOUT |

Welcome to this stunning former 2-storey showhome with numerous upgrades in the last two years including hardwood floors, lighting fixtures, Kitchenaid appliances, paint and more. The bright open concept living area features a large kitchen perfect for entertaining with a spacious island with breakfast bar, granite counters, a butler's pantry and plenty of counter and cupboard space. The attached eating area opens into your own backyard oasis including a back deck with bbq gas line and large pergola with steel roof to enjoy summer nights. The living room features vaulted ceilings and is flooded with natural light from large windows looking out onto the backyard. Enjoy the gorgeous floor to ceiling stone facing gas fireplace with mantel to cozy up to on cold winter nights. The main floor also features a formal dining room with additional access off the butler's pantry as well as a convenient mudroom/laundry room off the garage, a room for an office or den and 2-piece bathroom. As you make your way upstairs, you'll discover an open flex area to use as a sitting room with views down to the living room below. Just steps away, the spacious master retreat offers a peaceful haven for relaxation with ensuite walk-through bathroom boasting a luxurious 5-piece design, complete with a jetted tub, skylight and dual



vanities to your walk-in closet. The second floor also features two additional bedrooms and 5-piece bathroom. The basement has a large family room, 4th bedroom and 3-piece bathroom to complete this home. This home has it all, including a large storage and utility room, 2 central AC units, central vacuum, new hot water tank and water softener (2022), new humidifier and thermostats (2022), insulated garage door and gas heater (2023), resurfaced driveway (2023) and new sod in the front and rear (2024). Enjoy the beautiful community of Crestmont with numerous parks, playgrounds and the community center just a short walk away and access to COP, shopping just a short drive. Book your showing today and don't miss out on this well maintained home!

Built in 2005

Essential Information

MLS® #	A2144847
Price	\$850,000
Sold Price	\$851,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,314
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12481 Crestmont Boulevard Sw
Subdivision	Crestmont

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Z8

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 9th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	350.00
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX First

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