

\$780,000 - 12 Crestmont Drive Sw, Calgary

MLS® #A2161352

\$780,000

3 Bedroom, 4.00 Bathroom, 2,310 sqft

Residential on 0.10 Acres

Crestmont, Calgary, Alberta

THIS COULD BE THE ONE! Located in the coveted community of Crestmont, this stunning home offers easy access to the beautiful Canadian Rocky Mountains, downtown Calgary and the new ring road. This former show home features 3285+ square feet of total developed living space, perfect for a growing family. The main floor offers open concept living with a great office space for those who need that extra space. The maple hardwood floors are gorgeous and lead you into the living area with built-ins and gas fireplace with mantle. The kitchen is very spacious with lots of cabinetry and corner pantry for your storage needs. The stunning dining room is perfect for entertaining, framed by massive picture windows allowing tons of natural light in. The half bath, main floor laundry and mudroom are easily accessible located next to the garage door. The gorgeous staircase leads you upstairs to the huge bonus room with vaulted ceilings, perfect for movie nights. The primary bedroom is very spacious with TV niche, walk-in closet and step up ensuite with standup shower, soaker tub and dual sinks with make-up vanity. Down the hall are 2 additional large bedrooms and a full 4 pc bathroom. The basement is fully developed into a large REC room with 4pc bathroom and tons of storage space. If a 4th or 5th bedroom is required, it could easily be added into the large basement. Other highlights include new asphalt shingles 2021, new garage opener 2021, new hot water tank 2020, new



washer/dryer 2021, new refrigerator 2023, air conditioning and in-ceiling speakers. This amazing home sits on a pie lot, with low maintenance landscaping and very easy access in and out of the community. Keep your vehicles warm and safe inside your finished double attached garage in all seasons. Crestmont offers many bespoke amenities, an HOA with spray park and minutes to Trinity Hills shopping centre, Winsport, West Farmers Market, Bow River pathways and so much more. VIRTUAL TOUR AVAILABLE!

Built in 2003

Essential Information

MLS® #	A2161352
Price	\$780,000
Sold Price	\$779,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,310
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 Crestmont Drive Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5W4

Amenities

Amenities	Recreation Facilities, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 11th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	367.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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