

\$729,900 - 12461 Crestmont Boulevard Sw, Calgary

MLS® #A2164805

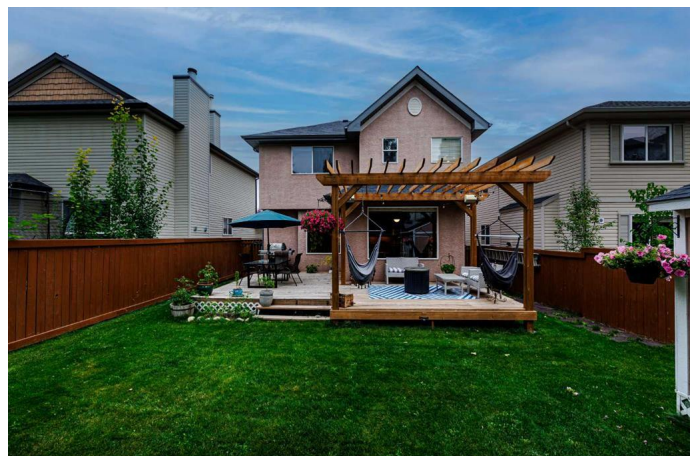
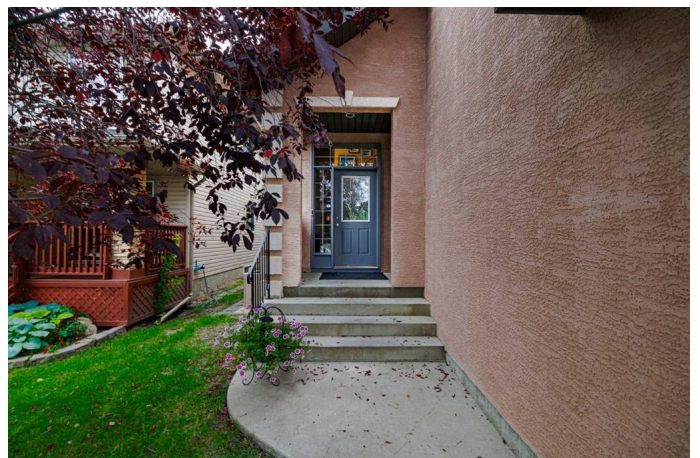
\$729,900

4 Bedroom, 4.00 Bathroom, 2,178 sqft

Residential on 0.10 Acres

Crestmont, Calgary, Alberta

Nestled in the peaceful community of Crestmont, this immaculately maintained, two-storey Albi home offers an exceptional blend of comfort, style, and functionality. The main floor greets you with a spacious foyer and a bright, open living space featuring hardwood floors, a stone-surrounded gas fireplace, and large windows that bathe the room in natural light. The well-appointed kitchen serves as the heart of the home, boasting a central island with a raised breakfast bar and wine rack, a corner pantry, and stainless steel appliances. Adjacent is a welcoming dining area that seamlessly transitions to the south-facing deck and landscaped backyard, complete with a pergola and custom shed, ideal for outdoor entertaining and relaxation. A convenient mudroom with washer and dryer, as well as a 2-piece powder room, complete the main level. Upstairs, the home continues to impress with a large bonus room, custom built-in shelving, and ample space for family activities or casual entertaining. The primary bedroom offers a private retreat with a walk-in closet and a luxurious ensuite featuring his-and-her sinks, a shower, and a large tub. Two additional generously sized bedrooms and a 4-piece bathroom provide plenty of space for family or guests. The newly renovated basement adds even more versatility, with a large entertainment area, a bedroom, and a 3-piece bathroom. Additional home features include central air-conditioning, a NEST thermostat,



and built-in speakers. With a large yard, and custom storage shed, this property is ready to accommodate every aspect of family life. Located just steps from walking paths, green spaces, and playgrounds, this home offers a strong sense of community, enhanced by the nearby recreational facility, water park, and a newly opened shopping plaza. Convenient access to Winsport, Trinity Hills, and Calgary's city core, as well as proximity to the mountains, makes this home not just a place to live, but a lifestyle to enjoy.

Built in 2001

Essential Information

MLS® #	A2164805
Price	\$729,900
Sold Price	\$720,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,178
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12461 Crestmont Boulevard Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5W6

Amenities

Amenities	Clubhouse, Park, Playground, Recreation Facilities, Racquet Courts, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Storage, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Dryer, Electric Stove, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Garden
Lot Description	Rectangular Lot, Close to Clubhouse, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	December 5th, 2024
Days on Market	85
Zoning	R-C1
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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