



GRASSROOTS
REALTY GROUP

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418 Cresthaven Place SW
Calgary, Alberta

MLS # A2217847



\$945,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,145 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Fenced		

Heating:	Baseboard, In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Second dishwasher, second refrigerator, Second range hood, Second microwave, Sound system with receiver.		

Welcome to this warm and inviting home that blends everyday comfort with unexpected luxury. Perfectly suited for both relaxed living and smart investment, this 3 bedroom, 3.5 bathroom home with 2947 sqft of living space features a beautifully updated chef's kitchen, thoughtfully designed with high-end appliances, extra large pantry, and premium finishes that elevate every meal prep into an experience. Enjoy the seasons in style from the custom screen room, ideal for morning coffee, evening relaxation, or entertaining guests. The dedicated home office on the upper level offers the perfect setup for remote work, complete with built-ins and natural light that inspires productivity. Downstairs, a fully finished legal basement suite with private entrance provides an excellent income opportunity or space for extended family -featuring its own kitchen, bathroom, and living area for complete independence. Crestmont has a very active community centre as well as a variety of parks and pathways. Close to great shopping, schools and services as well as Canada Olympic Park ski hill. Easy access to major roadways will take you swiftly to anywhere in the city or out to the mountain parks. With incredible income potential, upscale touches, and a location that supports family life, work-from-home, and outdoor adventure, this home checks all the boxes.