



**35 Crestbrook Drive SW
Calgary, Alberta**

MLS # A2227228



\$600,000

Division:	Crestmont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,430 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 261
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful townhouse in the desirable community of Crestmont! With over 1800 SQFT of total developed living space, this 4-bedroom, 3.5-bathroom property offers comfort, style, and functionality which is perfect for families and investors. The main floor features an open concept layout with a spacious living room that flows into a stunning kitchen—complete with solid wood cabinetry, soft-close hinges, stainless steel appliances, and quartz countertops—creating the perfect space for entertaining or enjoying family meals. Upstairs, you'll find the spacious primary bedroom with an ensuite, two additional bedrooms, a full bathroom, an office/den area and access to the large balcony. The fully developed basement includes a large bedroom and a full bathroom, ideal for a home office, or additional living space. Stay cool in the summer with the added A/C, and enjoy the outdoors from your large balcony on the second floor. A double attached garage provides convenience and extra storage. Located just 15 minutes from Superstore, GoodLife, and the Calgary Farmers' Market, and a little over 20 minutes to downtown, this home offers a peaceful suburban setting with easy access to Stoney Trail and a quick escape to the mountains!