

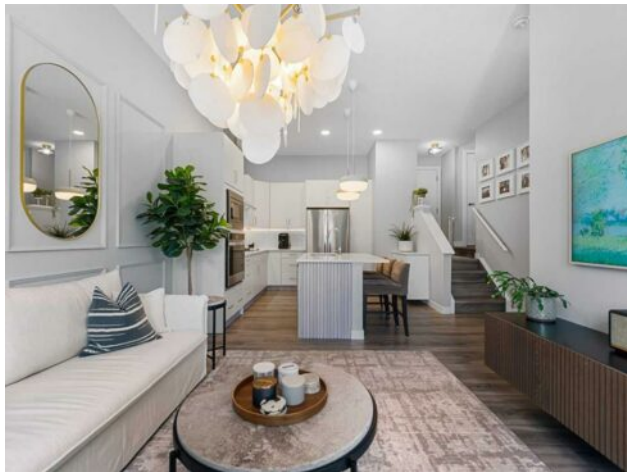


GRASSROOTS
REALTY GROUP

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**208 Crestbrook Common SW
Calgary, Alberta**

MLS # A2234157



\$599,900

Division:	Crestmont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,511 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE SAT JULY 12 2-5PM // Welcome to this beautiful 3 Bed, 2.5 Bath + Den home, custom designed by Anderson Interiors and featuring tons of upgrades all nestled in the lovely Mountain view community of Crestmont! With just over 2000 sq ft of finished Move in Ready space this home is masterfully designed, whether you're a busy family or a professional couple looking to impress, 208 Crestbrook has it all. Start each day in this bright open layout kitchen with loads of natural light that keeps the whole main floor bright and cheery. The kitchen boasts a large Quartz island, light cabinetry with extra storage space to stay clean and organized, Quartz counters, Built in oven and microwave, Gas stove and custom lighting. The main living room and dining area has been designed for the ultimate entertaining space or enjoying a relaxing evening on your own in style. The foyer is inviting and open with extra windows and room to keep shoes and coats clutter free. Also tucked away on the main floor is the 1/2 bath and access to the Double Attached Garage. Upstairs you have the upgraded Den/Office space with custom millwork, upper floor Laundry, a full 4pc Bath, two spacious secondary Bedrooms (including a Walk in Closet) and the extravagant Primary Bedroom. The bright and large Primary fits a King bed and more, including a full 4pc ensuite Bath with Quartz Double Vanity sinks plus a Walk in Closet, upgraded Window Coverings and your own private Balcony! The lower level has been thoughtfully finished and designed for daily function or impressive nights with Family & Guests. This space has an Acoustically Engineered stretch ceiling installed with custom smart controlled lighting and an entertainment hub for the Audio and Video Aficionados. The space features custom millwork throughout for extra storage

including a back lit dry bar. All upgrades have been professionally designed and installed. Attached Double Car Garage, NEW A/C installed (2024), Low Condo Fees, Mountain views throughout the entire neighbourhood and too many upgrades to list here. Lots of amenities and shopping nearby with the jewel of the outdoors in your backyard, walking and bike paths, the Calgary Climbing Centre, Canada Olympic Park, Valley Ridge Golf Course, the Calgary Farmer's Market and more. Come and enjoy life in the gateway of the Mountains. Contact your favourite realtor now and view this stunning home before it's gone!