



GRASSROOTS
REALTY GROUP

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73 Crestmont Drive SW
Calgary, Alberta

MLS # A2234921



\$819,900

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,204 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting		

Heating: Baseboard, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Storage Shed can stay, Trampoline & Hot Tub are Negotiable (included but as is)

Welcome to this large family home sitting on a walkout lot with views of the Rocky Mountains! Just under 3000 total sq ft with a fully finished walkout basement. The main floor is wide open with upgraded kitchen cabinets and gleaming granite countertops. There is hardwood floors through to the kitchen, dining room & home office/den. The centre island is massive with dual undermount sinks and extra storage. There is plenty of cabinets and drawers plus a large corner pantry! Overlooking the front of the house is an oversized home office or den area~ perfect flex area for whatever you need. The garage is drywalled, insulated and heated. Upstairs you will love the custom wood railings and the huge Bonus room~ amazing entertainment space will hold any sized furniture. The Primary Bedroom has vaulted ceilings, a large walkin closet, a nice mountain view and an incredible 5 pce luxurious ensuite boasting dual sinks in the vanity, granite countertops, a deep corner soaker tub, a cozy stand up shower with corner seat and tiled floors. The two spare bedrooms are a good size (one has a handy walkin closet) and they can share the main 4 pce bathroom. The walkout level is fully finished with tiled flooring, knockdown ceiling with recessed lighting and large windows. There is a corner wet bar with upper & lower cabinets. The living room has a gas fireplace for extra comfort. There is one huge bedroom (the 4th one) and a large den (no closet but does have a stand up armoir & a big window). The basement has a full 4 pce bathroom as well. There is a good sized brick patio at the walkout entrance, a stone sidewalk comes from the front for easy access to the back. The private west facing backyard is a good size. The home has central AC, builtin vacuflo and can include the two spare fridges and the stand up freezer too. This is a great family for a large extended family.

Easy walk to the Crestmont Community centre. Quick drive to get to the 16th Ave, Stoney Tr and downtown.