



GRASSROOTS
REALTY GROUP

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10 Glenmount Crescent SW
Calgary, Alberta

MLS # A2253955



\$1,499,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,328 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Sauna, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: steam shower unit and sauna unit in basement, sound system in home including built in speakers and all attached A/V components, hot tub,

Imagine calling this beautifully crafted 2017 custom-built bungalow "HOME" — without the wait or cost of a new build, and with timeless quality that is rarely found today. Designed to last and inspired by classic century home architecture, this special property offers over 4,000 sq ft of thoughtfully planned living space, including 5 bedrooms, 4.5 bathrooms, and a bright, inviting loft — perfect for families of all sizes. The warm living room features a gas fireplace, built-in display shelves, and is open to the dining area and dream kitchen. Unique details include a handcrafted central island, a deluxe walk-in pantry, induction cooktop, and direct access to the mudroom/back entry, and a convenient 3-piece bath. With South exposure and abundant windows throughout, sunlight fills the home, all day long. On the main floor, you'll find 3 bedrooms, a Jack & Jill bathroom, plus the primary suite with deck access, a large walk-in closet, and a luxurious ensuite with heated floors, freestanding tub, glass shower, and dual vanities. Additionally, an exceptional main-floor office offers 4 workstations, ample storage, and a hidden pull-out work table — perfect for creative projects. The lower level is a fun, flexible space with a very large family room, wet bar (could be kitchen), games area, and cozy gas fireplace. 2 Additional bedrooms share a large bathroom with luxurious steam shower and built-in sauna. Enjoy the built-in sound throughout the home, highly efficient mechanicals like hot water on demand, in-floor heating throughout the lower level, and rough-ins for future solar power. Situated on a sprawling 65-ft lot on a quiet crescent, opposite green space, features include a 22x24 garage, large deck with a gas line, and a hot tub — ready for relaxing or entertaining. Glendale is a vibrant, tree-lined westside community with easy access to LRT and amenities,

a welcoming neighbourhood association and a location that is walkable to an assortment of schools including Spanish Bilingual, French Immersion, Traditional Learning and Calgary Christian. This is a rare opportunity for urban families seeking luxury, space, and a central location. Book your private tour today!