



**GRASSROOTS**  
REALTY GROUP

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**66 Crestbrook Hill SW**  
**Calgary, Alberta**

**MLS # A2255901**



**\$849,500**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,094 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Treed		

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

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Brick, Vinyl Siding, Wood Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** Refrigerator, All Window coverings, Stove, Hoodfan, Dishwasher, Washer, Dryer, Garage Door Opener with 2 Controls

Welcome to this beautifully maintained original owner home in the highly sought-after community of Crestmont, Calgary. This bright and open-concept 2-storey features a widened double attached garage, spacious driveway, and a beautifully landscaped yard that backs directly onto a gorgeous green space with a year-round stream, offering peaceful privacy. Step inside to soaring 9-ft ceilings and a sun-filled main living area highlighted by three massive windows that flood the space with natural light. A spacious flex room greets you at the entrance – ideal as a home office or formal sitting area. The gourmet kitchen is a chef’s delight, a brand new stainless steel fridge and stove appliances complete with granite countertops, a huge center island, a breakfast bar, and tile backsplash. A cozy 3-sided glass fireplace adds warmth and charm to the living and dining spaces. Upstairs, the large bonus room features stunning vaulted ceilings, creating an impressive space to relax or entertain. The primary bedroom offers high ceilings, oversized windows with views to the green space, and a unique step-up nook perfect for reading or quiet reflection. The luxurious 4-piece ensuite includes an air-jetted tub, separate shower, and a walk-in closet with built-in organizers. A 4-piece main family bathroom and two additional generously sized bedrooms complete the upper level. The massive unfinished basement features high 9-ft ceilings and three large windows – ready for your future development. This quiet, family-friendly location offers the best of natural beauty and community living. A true gem in one of Calgary’s most desirable neighborhoods!