



GRASSROOTS
REALTY GROUP

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97 Cresthaven Way SW
Calgary, Alberta

MLS # A2268944



\$875,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,372 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters		

Inclusions: n/a

OPEN HOUSE SATURDAY NOV 8th - 11- 1pm and SUNDAY Nov 9 - 2-4pm

Fresh, Spacious & Move-In Ready! Welcome to this beautifully updated detached home offering over 3,300 sq. ft. of fully developed living space on a quiet street, combining modern upgrades with timeless comfort. Recent updates include new paint, flooring, tile, appliances, and window coverings, giving the entire home a fresh, like-new feel. The bright and open main floor features expansive windows and a seamless flow between the kitchen, dining, and living areas—perfect for both entertaining and everyday family life. The chef’s kitchen shines with updated stainless steel appliances, ample cabinetry, and stylish finishes that make cooking a joy. Upstairs, you’ll find three spacious bedrooms, including a primary retreat designed as your personal sanctuary—complete with a spa-inspired ensuite, walk-in closet, and serene ambiance that invites relaxation at the end of the day. The fully finished walk-out basement extends your living space with a generous recreation area, fourth bedroom, full bathroom, and flexible open layout ideal for guests, a home gym, or media room. Additional highlights include air conditioning, underground sprinklers, and a private, low-maintenance yard. Located on a quiet street with easy access to schools, parks, and amenities—plus a quick escape to the mountains—this property offers the perfect balance of lifestyle and location. Move-in ready and available for immediate possession—your next chapter starts here!