



**26 Cresthaven View SW
Calgary, Alberta**

MLS # A2271425



\$830,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,639 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

OVER 2,600 SQ FT | 5 BED 3.5 BATH | PIE LOT | WALKOUT BASEMENT | SOLAR POWERED & FULLY UPDATED Perfectly situated to capture sweeping views, this is the kind of home that checks every box for a growing family. With over 2,600 sq ft above grade and a fully developed walkout basement, space is never in short supply. The main level flows effortlessly from the formal living and dining areas into a warm, inviting great room anchored by the kitchen — ideal for both busy mornings and relaxed evenings. A dedicated main floor office/den provides the perfect work-from-home or study space. The kitchen features abundant cabinetry, a large island, stainless steel appliances, updated quartz countertops, recently installed tile, a corner pantry, and an oversized dining nook with extended ceilings that enhance the views and natural light. Fresh paint and updated flooring throughout, including oak hardwood and newer LVP, give the home a refreshed feel. In addition, the microwave, refrigerator, washer, and dryer have all been replaced recently. Upstairs, you’ll find three generous bedrooms, a full bath, and a spacious bonus room perfect for movie nights or a kids’ play area. The primary bedroom offers a private escape with a spa-inspired ensuite and elevated views. A unique retreat room off the primary is a standout feature, ideal as a reading lounge or quiet space. The walkout basement adds flexibility with two additional bedrooms, a large recreation room, full bathroom, and ample storage—perfect for guests, teenagers, or multigenerational living. Recent vinyl flooring continues into the basement for a clean, modern finish. Outside, the pie-shaped lot is fully landscaped and fenced, featuring mature trees, low-maintenance artificial turf, and two outdoor living spaces—an expansive upper deck and a lower walkout patio. Major upgrades

include a newer 35-year roof, high-efficiency furnace, tankless water heater, updated quartz countertops, and solar panels that significantly reduce electricity costs. Located in the quiet, family-oriented community of Crestmont, the home is surrounded by walking paths, green spaces, and playgrounds. With quick access to the Trans-Canada Highway and Stoney Trail, commuting is easy while also allowing for seamless trips to the mountains, including Banff. Just a short drive away, WinSport (Canada Olympic Park) offers year-round activities including skiing and biking, while nearby GoodLife Fitness adds everyday convenience. The area continues to grow with the future Bingham Crossing development, featuring a Costco and a variety of retail and services, further enhancing long-term value. A spacious, updated home with views, efficiency, and room for everyone — this is one you won't want to miss. Welcome to Crestmont Living.