



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

73 Cresthaven View SW
Calgary, Alberta

MLS # A2273475



\$750,000

Division:	Crestmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,350 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		
Inclusions:	Refrigerator in Basement, Garden Shed		

Opportunity comes knocking on your door; welcome to this fabulous three bedroom walk-out bungalow a rare find indeed. Located on a quiet street surrounded by mature landscaping offering privacy and tranquility. The main living space offers an open concept design floorplan with beautiful hardwood flooring. Off the living room; step out onto a raised deck and enjoy a morning breakfast or a nice BBQ in the evening. The large primary bedroom features a large walk-in closet and a three piece ensuite with a convenience of a walk-in shower. The second bedroom on the main floor can be used as an office or as a quiet space for study or reading. AS you enter the walk-out level; you are greeted by a massive recreation room complete with a large wetbar; an ideal room for entertaining. This floor is combined with a large family room with a cozy gas stove for added comfort. The third bedroom is on the lower level; ideal as guest bedroom and there is also a large full bathroom. Garden doors open onto a very private patio for you to enjoy the peaceful surroundings of your garden. Unique to this property is a second driveway that is fully compliant with the City, ideal for just parking another vehicle or even a small RV. For year round comfort; this home also features Central Air Conditioning. The community offers the convenience of abundant walking and cycling pathways, a fabulous community center for you to enjoy, and for golfers there are three great golf courses nearby; minutes away to downtown, and shopping local at the Farmer's Market. This home is in move-in condition and shows pride of ownership throughout. Don't miss out on this fabulous opportunity; call for your private viewing today.