



GRASSROOTS
REALTY GROUP

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21 Cresthaven Way SW
Calgary, Alberta

MLS # A2276574



\$848,800

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: Dishwasher (2), Dryer, Electric Stove, Garage Control(s), Gas Range, Microwave Hood Fan (2), Refrigerator (2), Washer, Washer/Dryer Stacked, Window Coverings, Central Vacuum/Attachments, Garage Door Opener, Central Air Conditioner

Welcome to 21 Cresthaven Way SW, an elegant walkout residence ideally positioned on a pie-shaped lot in the sought-after community of Crestmont. Backing into a private, open setting, this exceptional two-storey home offers over 3,350 sq ft of thoughtfully designed living space, balancing refined comfort with everyday functionality. A grand foyer with soaring ceilings, generous proportions, and expansive windows fills the home with natural light. The main level is both welcoming and well-appointed, featuring a bright kitchen with centre island, an adjoining eating nook, and a warm family room anchored by a fireplace. Formal living and dining rooms provide ideal spaces for entertaining, while a main-floor office, laundry, and access to the upper deck create a seamless daily flow—perfect for both relaxed living and hosting. Upstairs, the primary suite offers a peaceful retreat with sweeping views and a spacious ensuite featuring a deep soaking tub. Two additional bedrooms and a full bathroom complete the upper level. The 1,149 sq ft walkout basement is fully developed and includes an illegal suite with a separate entrance, dedicated laundry, and direct outdoor access—well suited for multi-generational living, extended guests, or future income potential. Recent updates include a new roof (2020), air conditioning (2021), new carpets (2021), hardwood flooring (2023), and a hot water tank (2019). A double attached garage and oversized driveway provide excellent parking and storage. Set amid Crestmont’s rolling hills and framed by Rocky Mountain views, residents enjoy extensive green spaces, a vibrant community atmosphere, a popular spray park, and seamless access to downtown Calgary, major roadways, and weekend mountain escapes. Select furniture may be negotiable, offering added flexibility for buyers. A rare opportunity to secure a

beautifully maintained walkout home in one of Calgary’s most scenic and established west-end communities.