GRASSROOTS REALTY GROUP

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

12572 Crestmont Boulevard SW Calgary, Alberta

MLS # A2277212

$699,900

Division:	Crestmont		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,102 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Single		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn		

Heating:	Boiler, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 336
Basement:	Full	**LLD:**	-
Exterior:	Brick, Composite Siding, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: All Window coverings, Full size fridge in basement

OPEN HOUSE: Sunday, Jan 11th, 11am-1pm! This exceptional villa bungalow combines luxury finishes, thoughtful design, and a bright, open layout that feels both modern and inviting. Meticulously maintained, this home showcases soaring vaulted ceilings and premium upgrades throughout. Discribed by the builder as a “Built Green” home featuring a on-demand hot water system and heat exchanger, plus triple pane argon filled windows for improved efficiency and lower utility costs. The front entry way leads you into a spacious foyer with room for seating. Just off the entry is a stylish half bath and a custom built-in workstation. The main living area opens up beautifully, anchored by an oversized granite island with bar seating, extra-large Blanco sink, under-cabinet lighting, and upgraded stainless steel appliances—including a built-in gas cooktop and dual ovens, one a Miele steam/convection oven. A large pantry and dining area make this chef's kitchen ideal for modern living. A well-designed laundry area sits at the entrance to the heated garage and includes a built-in bench and coat hooks for added convenience. The warm and inviting living room, with tones of natural light is enhanced by vaulted ceilings and expansive sliding doors that lead to a covered balcony great for entertaining in the summer. A gas line for your BBQ makes life even easier. The large primary bedroom is conveniently located off the living room and offers a two-sided walk-through closet leading to the luxurious ensuite, featuring a marble double vanity, Dietra heated tile floors, private water closet, and an oversized shower with built-in bench seating. The fully finished walkout basement is bright and welcoming. A beautifully appointed wet bar with marble countertops, pantry, and full-size fridge makes this level perfect for guests, entertaining, or multi-generational living. The

spacious family room offers plenty of room for relaxation or games, and a separate den with dual pocket doors adds flexible living space as a possible home office or gym. A bright lower-level bedroom and a full bathroom with soaker tub make this space ideal for visitors. The lower covered patio provides another private outdoor retreat. Located in desirable Crestmont—3-minutes to Stoney Trail and the TransCanada Highway for quick access to the mountains—this home offers unmatched convenience and lifestyle.

Copyright (c) 2026 . Listing data courtesy of Royal LePage Benchmark. Information is believed to be reliable but not guaranteed.