



**212 Crestbrook Common SW  
Calgary, Alberta**

**MLS # A2286535**



**\$585,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** Attached shelving in the garage

Welcome to 212 Crestbrook Common SW, a bright and beautifully finished two storey townhome offering 3 bedrooms, 3.5 bathrooms and a fully developed basement. With nearly 2,100 square feet of thoughtfully designed living space, a double attached garage and air conditioning, this home is ideal for buyers seeking stylish, low maintenance living in the established community of Crestmont. Step inside to a welcoming front foyer with a well appointed closet and be immediately drawn into the open concept living, dining, and kitchen area. High ceilings, large windows, and an airy layout create a warm and inviting atmosphere that is perfect for everyday living and entertaining. The kitchen is both beautiful and functional, featuring stainless steel appliances, quartz countertops, a sleek backsplash, and luxury vinyl plank flooring that flows seamlessly throughout this level. A discreetly tucked away 2 piece powder room adds convenience. Just a few steps up, a practical landing connects directly to the double attached garage, making coming and going effortless, especially during Calgary winters. The upper level offers a versatile den or flex space, currently styled as a cozy reading nook. The primary bedroom is a true retreat, complete with a walk in closet and spa inspired 4-piece ensuite. Step outside to your private west facing enclosed balcony, the perfect spot to enjoy summer evenings and take in stunning sunsets! Two additional bedrooms are located at the opposite end of the upper floor, each with generous windows and closets, and are serviced by another 4-piece bathroom. A convenient upper level laundry closet with extra storage completes this level. Downstairs, the fully developed basement provides an inviting recreation and media space, ideal for movie nights, a home gym, or a playroom. A 3-piece bathroom adds flexibility, and the basement has been thoughtfully designed

to allow for easy conversion into a fourth bedroom (if desired), with proper detector placement, aligned framing, and additional wiring already in place. Outside, visitor parking is close by, making it easy when friends and family come visit. Exceptionally well maintained and cared for, this home offers an unbeatable lifestyle with low maintenance living just steps from pathways, parks, and Crestmont's local amenities. Enjoy mountain views throughout the neighbourhood and quick access to shopping, recreation, golf, farmer's markets, and endless walking and biking trails. Welcome to a home that perfectly balances comfort, convenience, and connection to nature!