



GRASSROOTS
REALTY GROUP

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289 Crestmont Drive SW
Calgary, Alberta

MLS # A2287665



\$825,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,965 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		
Inclusions:	None		

Backing into serene greenspace – Modern walk-out in Crestmont. Experience contemporary living in this stunning 3-bedroom home, perfectly situated on a quiet street backing directly onto a tranquil bike path and green space. The open-concept main floor is flooded with natural light, highlighting a gourmet kitchen designed for entertaining. It features a massive central island, sleek built-in appliances - including a gas cooktop and wall mounted hood fan - and a generous pantry. The adjacent dining area opens through large sliding doors to an elevated deck, ideal for outdoor dining. Across the way, the inviting living room centers around a sleek electric fireplace. The upper level offers a versatile lifestyle with an expansive bonus room and dedicated laundry area. Two sizeable bedrooms share a 4-piece bath, while the primary retreat boasts a luxurious 5-piece ensuite with dual vanities, a deep soaker tub and a glass-enclosed shower. The walk-out basement provides immediate access to the outdoors, leading you towards the nearby park, playground and sports court just a short walk away. This home perfectly balances modern luxury with the natural beauty of Crestmont. Don't miss out, book your private showing today!