



**12572 Crestmont Boulevard SW  
Calgary, Alberta**

**MLS # A2291827**



**\$674,888**

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

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	N/A		

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. Described 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 room for 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, Diatra heated tile floors, 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&mdash;3-minutes to Stoney Trail and the TransCanada Highway for quick access to the mountains&mdash;this home offers unmatched convenience and lifestyle.