



**60 Crestbrook View SW
Calgary, Alberta**

MLS # A2295774



\$1,095,000

Division:	Crestmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,503 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Oversized, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Hot tub, Beverage fridge, Vac & attachments.

Welcome to this stunning bungalow in the highly desirable community of Crestmont, where modern design meets warmth, character, and everyday functionality. From the moment you step inside, you're greeted by a spacious foyer that sets the tone for the home's thoughtful layout and inviting feel. The main floor offers just over 1,500 sq ft of beautifully designed living space, filled with natural light and elevated by stylish, carefully selected finishes. At the heart of the home, the open-concept living area seamlessly connects the kitchen, dining, and living room—creating the perfect space for both entertaining and everyday living. A cozy gas fireplace anchors the living room, adding comfort and charm year-round. The main level features two well-sized bedrooms, including a stunning primary retreat complete with a luxurious 4-piece ensuite. The mudroom is both practical and spacious, offering built-in functionality along with conveniently located main floor laundry. The fully finished basement continues to impress with an expansive family and recreation space, ideal for movie nights, hosting, or simply unwinding. A custom bar with bar fridge adds an extra layer of entertainment, while the third bedroom and versatile den provide flexibility for guests, a home office, or a personal gym. A second fireplace enhances the cozy atmosphere downstairs, making this level just as inviting as the main floor. Step outside and you'll find your own private backyard escape, complete with a beautiful deck, hot tub, pergola and irrigation system. Backing directly onto a serene green space with no neighbours directly behind, you'll enjoy an added sense of privacy and uninterrupted views—perfect for relaxing evenings or entertaining friends and family. With a spacious oversized heated garage with mezzanine for storage/height for a lift

and many other thoughtful details throughout, this home truly offers a perfect balance of style and function, with something to appreciate in every corner. Located in Crestmont, you'll love the peaceful, community-oriented feel paired with unbeatable access to the mountains, making weekend getaways quick and effortless, while still enjoying convenient access to the city, nearby amenities, and scenic walking paths. Click on the video in the media link and book your private showing to view this exceptional opportunity.