



**78 Cresthaven View SW
Calgary, Alberta**

MLS # A2296610



\$775,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

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-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)

Inclusions: Gemstone Lighting, Garden Shed, Bar Cabinet, Garage Heater.

****OPEN HOUSE - Saturday, Mar 28(1-4pm)****Exceptional pride of ownership shines throughout this beautifully updated 4-bedroom home in desirable community of Crestmont, offering over 2,798 sq ft of total living space on a large south-facing lot with a spectacular three-season sunroom. From the moment you step inside, you’ll appreciate the open-concept main floor featuring refinished hardwood floors, a bright great room with a cozy gas fireplace and custom built-ins, and a stunning kitchen complete with granite countertops, newer stainless steel appliances, a large island, and walk-in pantry. The dining area opens to a truly show-stopping, heated three-season sunroom—an incredible extension of the home, flooded with natural light and perfect for morning coffee, relaxing afternoons, or entertaining in every season. Upstairs, freshly painted throughout, you’ll find a spacious primary suite with a jetted tub, separate shower, and walk-in closet, along with two additional bedrooms and a full bathroom. The fully developed basement adds even more functional living space with a fourth bedroom, full bath, and a comfortable family room featuring a custom-built bar cabinet. Recent updates include newer appliances (all within the past 2.5 years), refinished hardwood, retiled bathrooms, new eavestroughs (2024), and exterior Gemstone lighting (2023). Additional highlights include central A/C, a heated attached garage, rubberized driveway and walkways, and a durable metal garden shed. The fully fenced south-facing backyard offers privacy with mature trees and a convenient dog run—ideal for families and pet lovers alike. Perfectly located with quick access to both the mountains and downtown, this move-in-ready home is a standout.