



**301 Crestmont Drive SW**  
**Calgary, Alberta**

**MLS # A2298416**



**\$849,900**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,088 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** 4 exterior security cameras

Welcome to this beautifully maintained and thoughtfully designed home, offering a perfect blend of comfort, style, and functionality for modern living. From the moment you step inside, you're greeted by a versatile nook just off the front entrance—ideal for a home office, children's play area, or cozy reading space tailored to your lifestyle needs. The main floor features a bright and open layout with the heart of the home boasting a stunning kitchen, complete with sleek quartz countertops, stainless steel appliances, and a gas range cooktop that will delight any home chef. A large central island with breakfast bar seating provides the perfect gathering spot for family and friends, while the walk-through pantry ensures ample storage and seamless organization. Adjacent to the kitchen, the eating nook is filled with natural light and offers direct access to the back deck—perfect for morning coffee or summer barbecues. The living room flows effortlessly from the kitchen and nook, creating an inviting space for entertaining or relaxing. Here, you'll find a charming electric fireplace with a wooden mantle, adding warmth and charm to the space. Upstairs, you'll discover a spacious bonus room, ideal for a secondary family room, media space, or quiet retreat. Two generously sized bedrooms share a well-appointed 4-piece bathroom, while the primary suite serves as a private oasis. This impressive retreat features a luxurious 5-piece ensuite with dual vanities, a stand-alone shower, and a deep soaking tub, along with a well-sized walk-in closet. The convenience of an upper-level laundry room adds to the home's thoughtful design. The basement offers incredible potential for future development, boasting large windows that bring in natural light, 9-foot ceilings, and walk-out access to a lower-level patio—perfect for creating additional living

space tailored to your needs. Outside, the fully fenced backyard provides both privacy and scenic views, as it backs directly onto a peaceful walking path&mdash;ideal for outdoor enthusiasts and those who enjoy a tranquil setting. Further enhanced by central air conditioning for year-round comfort and the added convenience of a water softener system. This home truly combines elegance, practicality, and future potential in a desirable setting&mdash;ready for you to move in and make it your own.