



GRASSROOTS
REALTY GROUP

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**42 Crestmont Drive
Calgary, Alberta**

MLS # A2118569



\$729,900

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: Trampoline

Welcome Home to Your Spacious Oasis in Crestmont SW! Nestled within the esteemed community of Crestmont SW, this stunning residence beckons with its charm and abundance of space. As you approach, be greeted by the attached two-car garage, adorned by a perennial flower garden and a serene shaded front porch, setting the tone for the tranquility that awaits within. Step inside to discover a well-appointed layout, beginning with a cozy family room, adjacent dining area, convenient 2-Pc bath, and a practical laundry room. The floorplan seamlessly transitions to reveal a grand kitchen, boasting an impressive array of cupboards that will surely impress even the most discerning home chef. Adjoining is the inviting main living room, featuring vaulted ceilings, a gas fireplace, and expansive windows that flood the space with natural light, creating a warm and welcoming ambiance. Updates abound on the main level, including hardwood flooring, elegant pot lights, and the addition of a new washer/dryer in 2021, ensuring modern comfort and convenience. Ascend to the second level, where luxury awaits with an expansive master bedroom complete with an ensuite bathroom and a generous walk-in closet. Four additional bedrooms upstairs offer ample space for family and guests, providing flexibility and privacy for all. Outside, escape to your own private retreat in the backyard oasis, boasting young fruit trees, bountiful berry bushes, and minimal lawn to maintain. Entertain with ease on the spacious deck, perfect for summer BBQs and al fresco dining, with ample space for a trampoline to delight the little ones. The expansive basement offers endless potential, yours to customize and finish to suit your lifestyle and preferences. With convenient access to TransCanada, adventure awaits just 45 minutes away in K-country and the majestic mountains beyond. Plus, the

highly anticipated Calgary Farmers Market West is slated to open this summer, offering a wealth of local delights just moments from your doorstep. Don't miss your chance to make this exceptional residence your own. Schedule your showing today and envision the endless possibilities that await in this Crestmont SW gem!