



**320 Cresthaven Place SW
Calgary, Alberta**

MLS # A2134009



\$729,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,779 sq.ft.	Age:	2001 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Garden, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Storage		

Inclusions: Garage Door Controller

Situated inside a quiet cul-de-sac, this bright 4 bedroom, 3.5 bath home awaits and offers over 2400 ft2 of living space on 3 levels. A welcoming porch invites you inside....have a seat, remove your shoes and get comfortable in this light filled home. The main floor provides a nice open plan with a well designed kitchen overlooking the great room and adjacent to the breakfast nook that offers access to the west facing back yard, through sliding doors. Convenient main floor laundry is located in the mudroom which also leads to the double attached garage. A 2 piece powder room rounds out the main level. Take the staircase up to the large bonus room with high ceilings and a corner fireplace....this is a great room for the family to enjoy or transform it into a wonderful home office. Separate from the bonus room are 3 well sized bedrooms; the principal with a walk in closet and full bathroom. A sparkling 4 piece bathroom services the additional bedrooms. Take notice of the brand new carpet as you venture into the fully developed lower level that offers a cozy family room with fireplace and beautiful built ins. A bedroom that would also make a great gym area or home office, full bathroom and extra storage complete this incredibly useful space. Move in just in time this summer to enjoy your huge rear deck and fire pit in the west facing yard. Begin planning next years garden in the garden boxes, or recreate the back yard to suit your wishes. On hot days, enjoy the comfort of central air conditioning inside. This is a wonderful, move in ready home waiting for you. All this within a 20 minute commute time to the core; comparable to travelling from mature inner core neighbourhoods. Crestmont is a peaceful community with easy access to amenities and offers a quick exit to head to the mountains.