



**31 Crestbrook Drive SW
Calgary, Alberta**

MLS # A2134484



\$579,000

Division:	Crestmont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Interior Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 261
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to your dream home in the peaceful community of Crestmont, Calgary! This spacious and modern townhome is a corner unit, offering 1400+ square feet of comfortable living space with plenty of natural light. Built in 2021 and only ever owned by one family, this home is in pristine condition, featuring luxurious finishes throughout. You will also appreciate the low condo fees. With three bedrooms and three bathrooms, there's plenty of room for everyone. The main floor boasts an open-concept layout, perfect for entertaining or spending time with family. The kitchen is modern and stylish, with high-end appliances and plenty of counter space. Upstairs, you'll find three generous bedrooms, including a master suite with its own private bathroom and private balcony. This home also comes with a double attached garage, providing secure parking and extra storage. The basement is unfinished but offers tons of space and potential for redevelopment to suit your needs. Crestmont is a quiet and serene community, ideal for those who value peace and tranquility. It's conveniently located close to major highways and the University of Calgary, making commutes a breeze. Plus, for those who love the great outdoors, the mountains and Banff are just a short drive away, perfect for weekend getaways. Don't miss out on this incredible opportunity to own a beautiful, modern townhome in one of Calgary's most desirable neighborhoods! Book your showing today!