



**98 Crestbrook Hill SW
Calgary, Alberta**

MLS # A2137991



\$949,800

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,735 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Freezer

Welcome to the esteemed Crestmont community, offering a stunning two-storey walk-out home with 4 bedrooms, elegant hardwood floors, and 3917 sq ft of luxurious living space. Situated beside a wooded ravine and backing onto a greenbelt with walking paths, this extensively upgraded residence features a remarkable gourmet kitchen, lavish master ensuite, and professionally finished walkout basement. The main floor boasts a spacious open concept design with 9ft ceilings, large picture windows, a cozy great room with a 3-sided stone fireplace, a sunlit dining nook overlooking the ravine, and a beautifully upgraded custom kitchen with floor-to-ceiling cabinets, granite countertops, two cast-iron sinks with garburators, a large island with a raised eating bar, and top-of-the-line stainless steel appliances. Additionally, the main floor includes a mudroom with built-in lockers leading to a pantry, a laundry room, an office, and a 2-piece bathroom. A custom staircase leads to the second floor with three lovely bedrooms, including a private owner's retreat with ravine views, a spacious walk-in closet, and a luxurious ensuite with slate floors, granite double vanities, a jetted tub, bidet, and oversized shower. The west-facing bonus room features vaulted ceilings, hardwood floors, mountain views, and an office alcove with a built-in desk. The walkout level, beautifully finished with vinyl tile floors, includes a fourth bedroom with a walk-in closet, a full bathroom, a laundry room, a living room, a dining area, and a kitchen. This level has been utilized as an Air B&B but can also serve as an impressive entertainment space. Additional features of this exceptional home include two furnaces, a water softener, a balcony with a gas BBQ line, and air conditioning. Truly an outstanding residence that you will be proud to call your own!