



**12441 Crestmont Boulevard SW
Calgary, Alberta**

MLS # A2138555



\$783,888

Division:	Crestmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,474 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Off Street, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Dog Run Fenced In, Fruit Trees/Shrub(s), Fe		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Walk-In Closet(s)

Inclusions: None

An adorable, rare gem of a BUNGALOW featuring 2 bedrooms and 2.5 bathrooms is available in the much sought after SW Calgary community of Crestmont. The main floor of this house has 1,474 sq ft of living space with a further 1,383 sq ft available for development on the lower level. Entrance can be either from the foyer or the HEATED, INSULATED, double attached garage with 9 ft. door. The garage gives you your OWN CAR WASH with hot and cold water, a drain and central vacuum hose and hookup. To the right of the foyer is the LAUNDRY ROOM, 2 pc. bath and closet space. Down the hall the brightly lit, HIGH-CEILINGED, ceramic tiled, OPEN CONCEPT kitchen/living/dining area welcomes you. The kitchen has warm MAPLE CABINETS with laminate countertops, glass block backsplash inserts providing more NATURAL LIGHT, white appliances, an ISLAND with DOUBLE SINK and CORNER PANTRY for added storage and a gas stove hook up, if needed. The dining area is great for family meals and the LIVING ROOM, with laminate flooring, has an elegant, tiled corner gas FIREPLACE for cozy winter evenings. The two bedrooms have laminate flooring and large windows provide lots of natural light. The PRIMARY is sizable and thoughtfully planned with a water closet, 3 pc. bath and substantial WALK-IN CLOSET. Likewise, the second bedroom is roomy with ample closet space. CENTRAL AIR makes for summer comfort. The lower level is unfinished and provides FUTURE POTENTIAL for additional bedrooms, an office or as your imagination sees fit. The SOUTH-FACING backyard, accessed via the dining area, is totally fenced for privacy and features a DECK, gas BBQ hookup, STONE PATIO, fire pit and low maintenance landscaping to accommodate summer entertaining. A FENCED DOG RUN, trees and shrubbery add to the outdoor

space. The location of this home is perfect – it’s on the City’s edge so getting away to the mountains is easy but still close enough to access City conveniences. Near to Stoney Trail, 16th Avenue (shopping and restaurants), Old Banff Coach Road, Crest Lake, Winsport, Calgary Olympic Park, Calgary Farmers’ Market West, Foothills Medical Centre and various child and day cares. This prize has been cared for and offers the perfect blend of convenience and tranquility. Take the leap and don’t miss this opportunity. Call for a viewing today.