



**14 Cresthaven View SW**  
**Calgary, Alberta**

**MLS # A2140777**



**\$795,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Speakers, TV's, Wall mounts, Video Doorbell, Alarm System, Garage Heater

This stunning walk-out bungalow is tailor-made for empty nesters, where every detail caters to your lifestyle. As you approach, the curb appeal captivates with lush front yard landscaping and a meticulously maintained exterior, setting the stage for what lies within. Inside, natural light dances off the light hardwood floors and vaulted ceilings, creating an inviting ambiance that feels like home. Host family gatherings or intimate celebrations in the formal dining room, while the generously sized kitchen, illuminated by a skylight, beckons culinary adventures without missing a moment of the action. The open-concept kitchen, living, and nook area effortlessly blend together, offering a versatile space for hosting memorable moments. A focal point fireplace anchors the living room, surrounded by windows that invite warmth and light. Retreat to the primary suite for ultimate relaxation, complete with an ensuite featuring a soaking tub, shower, and double vanity bathed in natural light from a skylight, ensuring both comfort and privacy. Convenience meets functionality with a laundry/mud room on the main level, catering to the needs of empty nesters. Venture downstairs to the walk-out basement, where entertainment awaits in the spacious recreational room, boasting a fireplace/media console. The expansive layout extends to accommodate various activities, from movie nights to yoga sessions or workout routines. Two additional bedrooms and a bathroom provide ample space for guests or visiting grandkids. Outside, the enchanting outdoor living space beckons for alfresco dining with friends. Whether you prefer the expansive deck spanning the back of the house or the landscaped backyard, there's no shortage of options for enjoying the fresh air and serene surroundings. Nestled within a vibrant community surrounded by lush greenery, endless

opportunities for outdoor adventures await. Explore nearby parks like the renowned Nose Hill Park or take a short drive to the Bow River for a dose of nature's tranquility. Embrace the lifestyle you've been dreaming of in this remarkable home where every moment is designed for comfort and connection.