



**12481 Crestmont Boulevard SW
Calgary, Alberta**

MLS # A2144847



\$850,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,314 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

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

Features: Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: 2x Central AC, Pergola

4 BEDROOMS | 3 1/2 BATHROOMS | 3,475 SQFT OF LIVING SPACE | DOUBLE ATTACHED HEATED GARAGE | NUMEROUS UPDATES THROUGHOUT | Welcome to this stunning former 2-storey showhome with numerous upgrades in the last two years including hardwood floors, lighting fixtures, Kitchenaid appliances, paint and more. The bright open concept living area features a large kitchen perfect for entertaining with a spacious island with breakfast bar, granite counters, a butler's pantry and plenty of counter and cupboard space. The attached eating area opens into your own backyard oasis including a back deck with bbq gas line and large pergola with steel roof to enjoy summer nights. The living room features vaulted ceilings and is flooded with natural light from large windows looking out onto the backyard. Enjoy the gorgeous floor to ceiling stone facing gas fireplace with mantel to cozy up to on cold winter nights. The main floor also features a formal dining room with additional access off the butler's pantry as well as a convenient mudroom/laundry room off the garage, a room for an office or den and 2-piece bathroom. As you make your way upstairs, you'll discover an open flex area to use as a sitting room with views down to the living room below. Just steps away, the spacious master retreat offers a peaceful haven for relaxation with ensuite walk-through bathroom boasting a luxurious 5-piece design, complete with a jetted tub, skylight and dual vanities to your walk-in closet. The second floor also features two additional bedrooms and 5-piece bathroom. The basement has a large family room, 4th bedroom and 3-piece bathroom to complete this home. This home has it all, including a large storage and utility room, 2 central AC units, central vacuum, new hot water tank and water softener (2022), new humidifier and thermostats (2022),

insulated garage door and gas heater (2023), resurfaced driveway (2023) and new sod in the front and rear (2024). Enjoy the beautiful community of Crestmont with numerous parks, playgrounds and the community center just a short walk away and access to COP, shopping just a short drive. Book your showing today and don't miss out on this well maintained home!