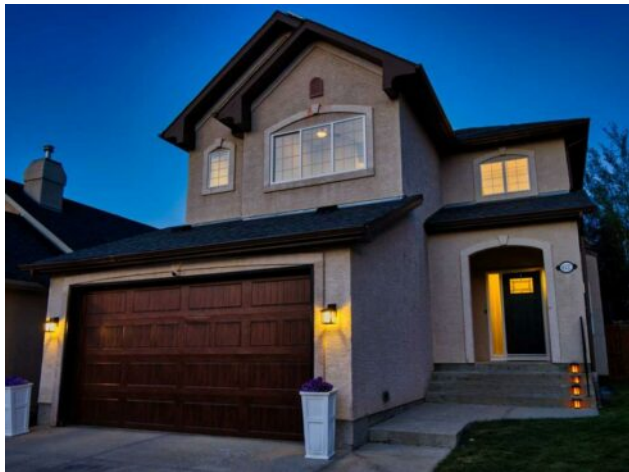




**62 Cresthaven View SW
Calgary, Alberta**

MLS # A2150547



\$834,999

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,109 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Oversized, See Remarks, W		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot, Landscaped, Underground Sprinklers		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters, Tankless Hot Water, Vinyl Windows		
Inclusions:	Solar Panels installed on roof		

This gorgeous home sits on a 5200+ sq. ft lot & offers over 3050 sq. ft of fully developed living space! Quality finishings and attention to detail in this fully renovated 4 bed + 3.5 bath home. The chef's kitchen boasts extensive cabinetry, quality stainless steel appliances (including a 36" gas built-in range and double built-in ovens), reverse osmosis water system and large granite island w/seating looking on to the dining & living room, which features an excellent stone gas fireplace! Fantastic walk-through butler's pantry w/built-in shelving, granite counter, floating & recycling center leads to a Mud room with shiplap feature wall & bench, shoe storage and main floor laundry including more granite and full cabinets! The main floor 2pc bathroom is lovely with floating vanity - great for storage! Hand-scraped hardwood blankets the main level, up the stairs & extends along the hallway and into the bonus room and bedrooms! No carpet in this home!!The main floor home office invites a quiet, work-from-home oasis! The owner's retreat is sumptuous with room for a king-sized bed and sitting area. Fashionable sliding barn door leads to the walk-in closet & ensuite w/over-sized tiled & 10mm glassed in shower, in-floor heat, double sinks and lovely cabinetry with loads of cupboards and drawers! The first secondary bedroom is amazingly large with a fantastic walk-in closet and cheater door to the main bathroom - could be a second primary bedroom! Many details have been planned with thought including the basement floor plan, which offers a massive second living space featuring a rec-room and family/media room separated by a beautiful wood feature wall, another large bedroom with a third walk-in closet. The third full bathroom is splendid with tile, in-floor heat and 10mm glass enclosed over-sized shower! All full bathrooms

have tile to the ceiling, as it should be! Outside presents a huge backyard with double platform decks, pergola, kitchen area, and pond with included fish! Also offered is a firepit and storage shed! Inside and out, all your entertainment and family needs are met! Other recent upgrades and features include A/C, tankless heated water (2020), newer furnace (2021), sprinkler system for the yard, Heated garage with built-in workbench and plumbed sink, knockdown & smooth ceilings, closets w/wood built-in systems, newer lighting, baseboards, blinds and fully installed SOLAR PANELS! This friendly community also offers a clubhouse with a splash park & picnic area, transit, and quick access to the mountains and Stoney Trail! Don't miss this gem, book your personal viewing today!