



**324 Cresthaven Place SW
Calgary, Alberta**

MLS # A2159785



\$705,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,720 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, Front Yard, Lawn, Landscaped,		

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

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Freezer, TV Mounts , Shed, Swing Set, downstairs freezer.

Wow what a stunner!! This beautiful two storey in Crestmont needs a new owner! Located on a quiet dead end street the location for a family with children is perfect. As you enter you are greeted by the beautiful open foyer and staircase. The main floor is fit with dark stained engineered hardwood flooring from front to back. The bright kitchen is the highlight of the main floor with island, concrete countertops, corner pantry, stainless steel appliances and lots of counterspace. The living area faces the west exposure backyard. The yard has a large interlocking brick patio, grass area and gravel space for the swing set. On the upper level you will find three bedrooms a main bath. The primary suite features a stand up shower, jetted corner tub and walk-in closet. The basement features a custom wet bar with island and wine fridge and is accented by a two sided fireplace! There is a flex room in the basement that COULD BE USED AS A 4TH BEDROOM(needs closet)!. Another cool feature is a built-in book case that hides the entry to the furnace room. Also in the basement is a den/work out area and finished storage and last but not least another full bathroom. To top it off this home has CENTRAL AIR CONDITIONING! Call today this property will move!