



**12 Crestmont Drive SW
Calgary, Alberta**

MLS # A2161352



\$780,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,310 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Outdoor Shed, in-ceiling speakers and A/C x 2		

THIS COULD BE THE ONE! Located in the coveted community of Crestmont, this stunning home offers easy access to the beautiful Canadian Rocky Mountains, downtown Calgary and the new ring road. This former show home features 3285+ square feet of total developed living space, perfect for a growing family. The main floor offers open concept living with a great office space for those who need that extra space. The maple hardwood floors are gorgeous and lead you into the living area with built-ins and gas fireplace with mantle. The kitchen is very spacious with lots of cabinetry and corner pantry for your storage needs. The stunning dining room is perfect for entertaining, framed by massive picture windows allowing tons of natural light in. The half bath, main floor laundry and mudroom are easily accessible located next to the garage door. The gorgeous staircase leads you upstairs to the huge bonus room with vaulted ceilings, perfect for movie nights. The primary bedroom is very spacious with TV niche, walk-in closet and step up ensuite with standup shower, soaker tub and dual sinks with make-up vanity. Down the hall are 2 additional large bedrooms and a full 4 pc bathroom. The basement is fully developed into a large REC room with 4pc bathroom and tons of storage space. If a 4th or 5th bedroom is required, it could easily be added into the large basement. Other highlights include new asphalt shingles 2021, new garage opener 2021, new hot water tank 2020, new washer/dryer 2021, new refrigerator 2023, air conditioning and in-ceiling speakers. This amazing home sits on a pie lot, with low maintenance landscaping and very easy access in and out of the community. Keep your vehicles warm and safe inside your finished double attached garage in all seasons. Crestmont offers many bespoke amenities, an HOA with spray park and minutes to Trinity

Hills shopping centre, Winsport, West Farmers Market, Bow River pathways and so much more. VIRTUAL TOUR AVAILABLE!