



GRASSROOTS
REALTY GROUP

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85 Cresthaven View SW
Calgary, Alberta

MLS # A2206514



\$939,900

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

This immaculately maintained 2-storey family home offers a fully developed walk-out basement that sits on a massive 6,253 sq.ft. corner Lot, nestled in the serene hilltop community of Crestmont featuring walking paths, a water park, recreational facility, shopping as well as playgrounds. Great curb appeal, bright and open floorplan with plenty of natural lights coming in from the large windows. Spacious kitchen with plenty of cabinetry space with main floor flex room. Up the staircase, there are 3 good sized bedrooms with amazing mountain views. Soaring high ceilings in the living room that offers an exceptional blend of comfort, style and functionality. The basement consists of a wetbar, a fourth bedroom and another full bathroom. Outside, enjoy the large deck just off the dining room overlooking a beautiful landscaped backyard with built-in water sprinklers. Recent upgrades include hot water tank 2021 and shingles 2019. Conveniently located close to Winsport, Greenwich Farmers Market and Calgary's City Core, as well as proximity to the mountains. Easy access to TransCanada Highway and Stoney Trail ring road. Embrace the lifestyle you've been dreaming of, not just a place to live but a lifestyle to enjoy.