



**GRASSROOTS**  
REALTY GROUP

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**16 Crestbrook Way SW**  
**Calgary, Alberta**

**MLS # A2208499**



**\$959,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,562 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Open Floorplan		

**Inclusions:** none

This large 2 storey family home boasts over 2500sf above grade and backs onto a greenbelt/walking pathway! In show home condition, enter to a very spacious foyer which leads past the enclosed den to the rear great room, dining area and gourmet kitchen. Note the gigantic kitchen island-perfect for entertaining! The upper floor boasts 4 bedrooms, laundry, PLUS, a large bonus room! The lower level is unfinished, waiting your personal touches. This is an amazing location with in walking distance to the Crestmont community clubhouse, commercial plaza and vast walking paths! Enjoy very quick access to the mountains and downtown, plus the new Stoney Tr adds even more options going north and south. If you're looking for a large family home is "as new condition", don't miss out on this beautiful property!