

# \$775,000 - 10 Crestbrook Hill Sw, Calgary

MLS® #A2223396

**\$775,000**

5 Bedroom, 3.00 Bathroom, 2,019 sqft

Residential on 0.10 Acres

Crestmont, Calgary, Alberta

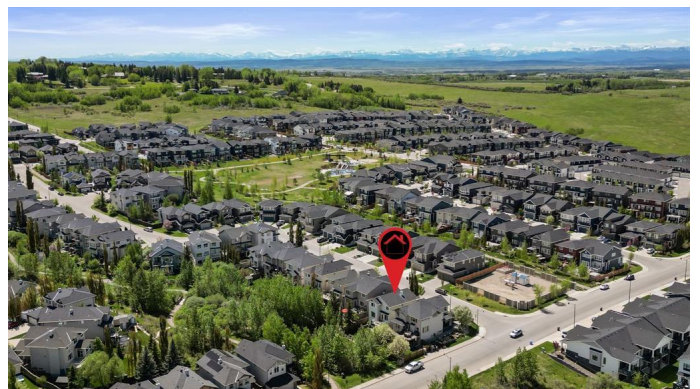
OPEN HOUSES both Saturday May 31st & Sunday June 1st 1-4 pm. Welcome to 10 Crestbrook Hill, an exceptional opportunity to own a walkout home backing directly onto a serene ravine with a meandering creek and scenic walking paths. Located in the heart of Crestmont, this detached 2-storey home offers over 2000 sqft of fully finished living space with room to grow.

The main floor features a bright, open-concept layout with a well-appointed kitchen, complete with stainless steel appliances and a convenient walk-through pantry that leads to a mudroom with additional laundry hookups and the attached two car garage. Just off the kitchen is a flex room that can serve as a main floor office or playroom.

Upstairs, discover three generously sized bedrooms with ample closet space, complemented by a well-appointed 4-piece bathroom. The bright and airy primary suite offers a serene retreat with tranquil ravine views. The attached 5-piece ensuite includes dual vanities, a separate soaker tub, and a walk-in shower.

The walkout basement is partially finished and full of potential, featuring one completed bedroom and a second partially finished bedroom. A full bathroom is near completion, and laundry is already set up, making it easy to transform the space into a suite (subject to approvals and permitting by the municipality) or develop to suit your needs.

Step outside to your private backyard oasis,



where a mature garden, professional landscaping and a cozy patio create the perfect setting for relaxation and entertaining. From here, and even from your upstairs windows, you can enjoy peaceful views overlooking the natural ravine. Don't be surprised if you catch a glimpse of local wildlife passing through!

Perfectly positioned just steps from Crestmont West Park & Playground, retail, daycare, and offering easy access to the mountains (45 minutes) and downtown Calgary (20 minutes), this home blends natural beauty with urban convenience in one of Calgary's most welcoming, family friendly communities.

Built in 2005

### Essential Information

MLS® #	A2223396
Price	\$775,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,019
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	10 Crestbrook Hill Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0C4

## Amenities

Amenities	Clubhouse, Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	9
Zoning	DC
HOA Fees	368
HOA Fees Freq.	ANN

## Listing Details

Listing Office	The Real Estate District
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