# \$850,000 - 40 Crestmont Way Sw, Calgary

MLS® #A2224331

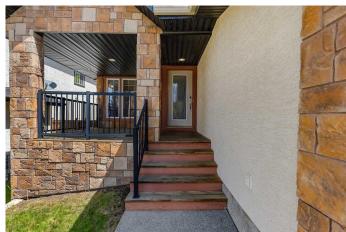
### \$850,000

4 Bedroom, 4.00 Bathroom, 2,397 sqft Residential on 0.11 Acres

Crestmont, Calgary, Alberta

WOW â€" discover a stunning 3,503 sq. ft. two-storey home nestled in the serene community of Crestmont, backing onto picturesque green space and a treed environmental reserve with no neighbors directly behind. The living area is complemented by soaring ceilings, showcases an abundance of natural light and the spaciousness of this home. It begins with a generous front porch, perfect for enjoying your morning coffee, and continues through a welcoming foyer that invites you into this charming family residence. The well-designed kitchen features a functional layout, breakfast island, corner pantry, and stylish maple cabinets adorned with granite countertops, all harmonized by beautiful ceramic tiled flooring and recessed lighting. A delightful arched opening lead to the breakfast nook, where large windows flood the area with natural light. The corner fireplace in the living room serves as a striking focal point, enhanced by a gas fireplace. Adjacent to the family room is a dedicated office space with built-in desk and shelves, adorned with three etched windows that allow light to flow from the family room. Entertainment is a breeze with a designated dining room, followed by a cozy living area. Completing the main floor is a convenient two-piece bath and laundry room. Ascend the elegant staircase to discover the master retreat, featuring French doors, a four-piece ensuite, and a spacious walk-in closet. A bonus sitting area with large windows offers a







scenic view of the treed green space behind the home. Additionally, there are two more bedrooms and a four-piece bath on this level. The lower level boasts 1,106 sq. ft. of developed space, which includes a rec room, an additional bedroom, and a four-piece bath, along with dedicated office space. This remarkable home has been exceptionally well-maintained and is conveniently located near parks, playgrounds, a community center, and walking paths.

Built in 2006

### **Essential Information**

MLS® # A2224331 Price \$850,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,397 Acres 0.11 Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

## **Community Information**

Address 40 Crestmont Way Sw

Subdivision Crestmont
City Calgary
County Calgary
Province Alberta
Postal Code T3B 0L6

## **Amenities**

Amenities Recreation Room, Park

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, French Door, High Ceilings, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed

Lighting

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Tile, Raised Hearth

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Landscaped, No Neighbours Behind,

Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed May 24th, 2025

Days on Market 69
Zoning DC
HOA Fees 350
HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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