

**418 Cresthaven Place SW**  
**Calgary, Alberta**

**MLS # A2217847**



**\$945,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,145 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Fenced		

<b>Heating:</b>	Baseboard, In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Second dishwasher, second refrigerator, Second range hood, Second microwave, Sound system with receiver.		

\*OH | Saturday | May 10 | 2-4:30pm\* Beautiful family home with designer finishes, high ceilings and a mortgage-helper walk-out studio style legal suite, in Crestmont community. Featuring 3 bedroom, 3.5 bathroom home with 2947 sqft of living space on three levels. Upgrades include Sub-Zero refrigerator, upgraded window blinds, tankless hot water system, two separate electrical panels, large custom screen room and professional landscaping with established perennials. As you enter the home you are greeted by a two storey foyer that leads to the main living spaces. Durable tile flooring throughout the main floor is perfect for pets. The heart of the home is the high-end gourmet kitchen with designer finishes, Sub-Zero fridge, Ultraline professional gas stove with griddle, warming drawer, generous centre island and a very large pantry. Relax in the cozy great room, complete with a beautifully tiled 3-sided gas fireplace. The formal dining room has a china hutch nook and built-in shelving. Extend your living space outside on the sunny screen room just off the dining area. On the upper level, on the west side of the split staircase, your serene primary bedroom retreat has an exquisite ensuite washroom with soaking tub, large shower, and enclosed WC. There are two additional bedrooms and a family washroom on the upper level. The east side of the upper level features a large home office with built-in desk and soaring vaulted ceiling. The lower level features a beautiful legal suite that is perfect for supplemental income. The suite features a separate walk-out entry to the back yard and separate electrical panel. Offering a spacious studio-style living room/ bedroom area, a full kitchen with induction cooktop and wrap-around counter with room for seating, sunny dining area, bathroom with heated floor and laundry- a completely autonomous rental unit. Crestmont has a very

active community association as well as a great selection of parks and pathways. Close to great shopping, schools and services as well as Canada Olympic Park ski hill. Easy access to major roadways will take you swiftly to anywhere in the city or out to the mountain parks. This well maintained, income generating home, is a fantastic opportunity for home ownership.