

## 28 Crestmont Way SW Calgary, Alberta

MLS # A2257342



# \$850,000

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crestmont                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,250 sq.ft.                                                            | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                  |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped |               |                   |

|                    |                                                                                                                                                                                                                 |                   |                 |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                         | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt                                                                                                                                                                                                         | <b>Condo Fee:</b> | -               |
| <b>Basement:</b>   | Full                                                                                                                                                                                                            | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Wood Frame                                                                                                                                                                                                      | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                 | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound |                   |                 |
| <b>Inclusions:</b> | none                                                                                                                                                                                                            |                   |                 |

Escape the city without leaving its conveniences—welcome to Crestmont, a well-loved community surrounded by lush greenspace. This home backs directly onto an urban forest, offering peace and privacy. Inside, you’ll enjoy open-concept living on the main floor and a spacious lower level, perfect for a growing family with three large bedrooms upstairs and a fourth downstairs. The well-appointed kitchen is ideal for big family gatherings or cozy Sunday breakfasts. Downstairs, a fully finished basement with built-in TV and sound system plus a stylish bar creates the ultimate games or entertainment room. Outside, the beautifully landscaped yard with gardens and an automated sprinkler system keeps maintenance easy. Schedule your private showing today and experience Crestmont living.