

**36 Crestbrook Link SW**  
**Calgary, Alberta**

**MLS # A2306443**



**\$939,900**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,120 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks		

**Inclusions:** Curtain rods

OPEN HOUSE SUNDAY MAY 17TH FROM NOON TO 2PM. This beautifully maintained 4-bedroom home in Crestmont offers the perfect blend of comfort, style, and thoughtful design for everyday living. From the moment you step inside, you're welcomed by a bright front nook with a built-in desk—ideal for working from home, homework, or organizing busy family life. The open-concept main floor is filled with natural light and centered around a stunning modern kitchen featuring sleek quartzite countertops, stainless steel appliances, a gas cooktop, large island with seating, and a convenient walk-through pantry for added storage and functionality. The sunny dining nook overlooks the backyard and provides easy access to the outdoor space, making summer barbecues and morning coffee a breeze. The living room flows seamlessly from the kitchen and dining area, creating a warm and inviting atmosphere highlighted by an gas fireplace with a beautiful wood mantle. Upstairs, you'll find a spacious bonus room perfect for movie nights, a kids' play area, or a quiet retreat. Two generous bedrooms share a well-appointed 4-piece bathroom with two sinks, while the primary suite offers a relaxing escape with a luxurious 5-piece ensuite featuring dual vanities, a stand-alone shower, deep soaker tub, and a spacious walk-in closet. Convenient upper-level laundry completes the upper floor. The fully finished basement adds even more living space with a large family room, fourth bedroom, and full bathroom—perfect for guests, teens, or extended family. Outside, enjoy the fully fenced backyard backing directly onto a peaceful walking path, offering both privacy and a tranquil setting for outdoor living. Located close to parks, playgrounds, and walking paths, this move-in ready home combines elegance, functionality, and an exceptional location in one of

Crestmont's most desirable family communities. Compare to others you will be impressed. It feels brand new. A few photos have been virtually staged.