

48 Crestbrook Link SW Calgary, Alberta

MLS # A2314732



\$925,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,201 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Irregular Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Welcome to this exceptional executive home offering over 2,200 sq. ft. of thoughtfully designed living space, premium upgrades throughout, and a sunny south-facing backyard backing directly onto Crestmont's renowned pathway system. Custom built with every finish selected by the original owners, this bright, open-concept, no-carpet home stands well above typical builder specifications. Oversized triple-pane windows flood the interior with natural light, while upgraded luxury vinyl plank flooring extends seamlessly throughout the entire home, including the staircases. Extensive glass railings, nine-foot ceilings, and oversized interior doors create a refined, contemporary feel from the moment you step inside. Designed for both everyday living and effortless entertaining, the main floor is anchored by a stunning chef's kitchen featuring an expansive quartz island, a custom patterned tile backsplash, an upgraded Silgranit farmhouse sink, custom wine storage, frosted glass flip-up cabinetry, and a walk-in pantry tucked behind a glass pocket door. The adjoining dining and living spaces flow seamlessly together, centred around a striking three-sided fireplace that adds warmth and architectural interest. A dedicated main-floor office provides the perfect work-from-home space, while the thoughtfully designed mudroom with built-in lockers and bench seating keeps everyday life organized. Upstairs, you'll find the family-friendly layout today's buyers are looking for. The spacious primary retreat offers a beautifully appointed five-piece ensuite with a glass-enclosed tiled shower, upgraded tilework, and a custom walk-in closet. Two generously sized bedrooms share a well-designed bathroom with dual sinks and custom tile finishes, while the central bonus room provides a comfortable second living area. An upper-floor laundry room adds everyday

convenience. The unfinished basement offers exceptional flexibility to create the space that best suits your lifestyle. Whether it's a recreation room, home gym, guest retreat, or family living area, the nine-foot ceilings and finished staircase with glass railings mean the groundwork is in place. Outside, the exposed concrete patio overlooks the sunny south-facing backyard with direct access to Crestmont's extensive pathway network and green space, providing all-day sunshine, exceptional privacy, and an outlook few homes can offer. The oversized attached double garage provides outstanding room for vehicles, bikes, and seasonal storage, while the exposed aggregate driveway enhances the home's curb appeal. Located in the sought-after west Calgary community of Crestmont, residents enjoy parks, playgrounds, scenic pathways, and convenient access to the Bow River Valley, Canada Olympic Park, downtown Calgary, and the Rocky Mountains. Offering exceptional craftsmanship, timeless design, and an unbeatable location, this move-in-ready home is a rare opportunity to enjoy executive living in one of Calgary's most desirable west-side communities.