

13 Cresthaven Way SW Calgary, Alberta

MLS # A2338589



\$749,000

Division:	Crestmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,557 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Yard Lights		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Stone Counters, Storage, Vinyl Windows		
Inclusions:	TV wall mounts		

Updated 3-bedroom WALKOUT bungalow in desirable Crestmont SW! Offering over 2,900 sq. ft. of developed living space on a quiet cul-de-sac with a large pie-shaped lot and private backyard. Walk-out bungalows like this are rarely available in Crestmont, making the layout and setting particularly appealing. The main floor features an open, bright design with 14-foot vaulted ceilings, skylights, glass railings, fresh paint, newer trim, built-in speakers, and Acacia hardwood flooring. The kitchen is both stylish and functional, with mocha cabinetry, white quartz countertops, designer mosaic backsplash, a large waterfall-edge island, high-end stainless steel appliances, a 6-burner gas range, and a walk-through pantry connecting to the oversized double garage. The spacious living room offers plenty of natural light, a stone-faced fireplace, built-in entertainment unit, and direct access to the upper deck. The primary bedroom includes oversized his-and-her closets and a comfortable ensuite with soaker tub and separate shower. A second bedroom, full bathroom, and laundry room with sink. Downstairs, the fully finished walk-out basement adds excellent flexibility with a large family room, recreation area, floor-to-ceiling tiled fireplace, direct access to the backyard, a generous third bedroom, full bathroom, and plenty of storage. Outside, the large backyard includes a practical 10' x 18' storage shed, while the oversized 21' x 24' attached garage offers 220V power and phone lines, plus a triple-width front driveway. The location is a major part of the appeal. You're just a block from the Crestmont Community Centre, with its popular splash park, playground, party room, and regular family events. West Park, soccer fields, green space, and walking and biking paths are close by, with plenty of room for kids, dogs, and active lifestyles. Perched on Calgary's western edge beside

farmland and Old Banff Coach Road, Crestmont offers beautiful Rocky Mountain views and quick access to COP, major routes, and the shopping and amenities of West Springs. Only 50 minutes to Banff gate! With newer furnace and hot water tank, obvious pride of ownership, generous outdoor space, and a hard-to-find walk-out basement, this is a move-in-ready home that offers a great balance of space, function, and location—ideal for downsizers, growing families, or buyers looking to move up in Calgary's desirable southwest.