

270 Crestmont Drive SW
Calgary, Alberta

MLS # A2342631



\$898,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,155 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Insulated, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE - SATURDAY, SEPT 5, 1-4PM JUST LISTED in Crestmont! Welcome to this beautifully maintained, move-in-ready home offering over 3,100 sq. ft. of developed living space, 5 bedrooms and 3.5 bathrooms in a fantastic setting with a sunny south-facing backyard. Proudly offered by the original owners, this 2018 two-storey home features impressive 9' ceilings on all three levels, large windows and an abundance of natural light. The main floor offers hardwood flooring, an open and inviting layout, a versatile open office area and a stylish kitchen featuring off-white cabinetry extending to the ceiling, granite countertops, under-cabinet lighting, a large island, walk-through pantry and quality appliances, including a built-in oven, built-in microwave and 5-burner gas cooktop. The adjacent living area is highlighted by a cozy gas fireplace. Upstairs, you'll find a spacious bonus room, convenient upper-floor laundry and three bedrooms. The primary retreat includes a 5-piece ensuite with dual sinks, a separate tiled shower and a relaxing soaker tub. One of the secondary bedrooms is uniquely accessed through the bonus room, offering flexibility for a bedroom, home office or other living space. The fully finished basement continues the impressive living space with 9' ceilings, two additional bedrooms, a full 4-piece bathroom and plumbing roughed in for a future wet bar. Additional features include central air conditioning, triple-pane PVC windows, Hunter Douglas custom window coverings, HRV, humidifier, ceiling fans, a fully insulated and drywalled double attached garage, and a fenced and landscaped south-facing backyard with a deck. With 5 bedrooms, 9' ceilings on all three levels, a sunny south backyard, quality finishes and pride of ownership throughout, this original-owner home is truly move-in ready, smoke free, pet free,

endless walking trails, community clubhouse & water park the kids will love. Priced to sell at \$898,000!