

**40 Crestmont Way SW
Calgary, Alberta**

MLS # A2224331



\$875,000

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|------------------|---|---------------|-------------------|
| Division: | Crestmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,397 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectang | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting | | |
| Inclusions: | None | | |

WOW – discover a stunning 3,503 sq. ft. two-storey home nestled in the serene community of Crestmont, backing onto picturesque green space and a treed environmental reserve with no neighbors directly behind. The living area is complemented by soaring ceilings, showcases an abundance of natural light and the spaciousness of this home. It begins with a generous front porch, perfect for enjoying your morning coffee, and continues through a welcoming foyer that invites you into this charming family residence. The well-designed kitchen features a functional layout, breakfast island, corner pantry, and stylish maple cabinets adorned with granite countertops, all harmonized by beautiful ceramic tiled flooring and recessed lighting. A delightful arched opening lead to the breakfast nook, where large windows flood the area with natural light. The corner fireplace in the living room serves as a striking focal point, enhanced by a gas fireplace. Adjacent to the family room is a dedicated office space with built-in desk and shelves, adorned with three etched windows that allow light to flow from the family room. Entertainment is a breeze with a designated dining room, followed by a cozy living area. Completing the main floor is a convenient two-piece bath and laundry room. Ascend the elegant staircase to discover the master retreat, featuring French doors, a four-piece ensuite, and a spacious walk-in closet. A bonus sitting area with large windows offers a scenic view of the treed green space behind the home. Additionally, there are two more bedrooms and a four-piece bath on this level. The lower level boasts 1,106 sq. ft. of developed space, which includes a rec room, an additional bedroom, and a four-piece bath, along with dedicated office space. This remarkable home has been exceptionally well-maintained and is conveniently located near parks,

playgrounds, a community center, and walking paths.