

**35 Crestbrook Drive SW  
Calgary, Alberta**

**MLS # A2227228**



**\$600,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 261
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautiful townhouse in the desirable community of Crestmont! With over 1800 SQFT of total developed living space, this 4-bedroom, 3.5-bathroom property offers comfort, style, and functionality which is perfect for families and investors. The main floor features an open concept layout with a spacious living room that flows into a stunning kitchen—complete with solid wood cabinetry, soft-close hinges, stainless steel appliances, and quartz countertops—creating the perfect space for entertaining or enjoying family meals. Upstairs, you'll find the spacious primary bedroom with an ensuite, two additional bedrooms, a full bathroom, an office/den area and access to the large balcony. The fully developed basement includes a large bedroom and a full bathroom, ideal for a home office, or additional living space. Stay cool in the summer with the added A/C, and enjoy the outdoors from your large balcony on the second floor. A double attached garage provides convenience and extra storage. Located just 15 minutes from Superstore, GoodLife, and the Calgary Farmers' Market, and a little over 20 minutes to downtown, this home offers a peaceful suburban setting with easy access to Stoney Trail and a quick escape to the mountains!