



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**46 Crestbrook Hill SW**  
**Calgary, Alberta**

**MLS # A2238276**



**\$975,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Crestmont   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,684 sq.ft.  | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt   | <b>Condo Fee:</b> | -               |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Wired for Sound |                   |                 |

**Inclusions:** Digital Thermostat, TV mounts, Wall mounted shelves, Garage shelving,

Welcome to your dream home in the heart of Crestmont! This beautifully maintained and thoughtfully designed two-storey walkout offers over 3,800 sq ft of versatile living space, situated on an oversized lot with a private backdrop of trees and walking paths—providing privacy, serenity, and stunning views year-round. Inside, natural light pours in through oversized windows on all three levels, highlighting the bright open-concept main floor. The stylish kitchen features granite countertops, sleek white cabinetry, stainless steel appliances, and a large island with breakfast bar—perfect for casual dining or entertaining. A cozy three-sided fireplace anchors the spacious living and dining areas, while the adjacent breakfast nook is surrounded by large windows that frame the treed landscape beyond. A front office/flex room, convenient laundry/mudroom, and elegant powder room complete the main floor. Upstairs, you’ll find three generous bedrooms plus a luxurious primary suite complete with a spa-inspired ensuite, walk-in closet, and a cozy sitting area creating your own private retreat. A large spacious bonus room and an additional den offer flexible spaces for family living, work, or play. The fully developed walkout basement offers two more bedrooms, a stylish full bathroom, and a large rec room that currently doubles as a home gym complete with a wet bar and access to the private backyard. Whether you’re hosting guests, working from home, or enjoying quiet evenings, this level provides incredible flexibility. Enjoy direct access to the professionally landscaped backyard and multiple outdoor living areas including a charming covered lower patio and a sun-drenched upper deck—both offering private views of the serene natural surroundings. All this plus easy access to Downtown Calgary via nearby major routes. . This is truly a home that checks all the

boxes&mdash;inside and out. Don't miss your chance to see this one today.