



GRASSROOTS
REALTY GROUP

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66 Crestbrook Hill SW
Calgary, Alberta

MLS # A2247143



\$875,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,094 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Refrigerator, All Window coverings, Stove, Hoodfan, Dishwasher, Washer, Dryer, Garage Door Opener with 2 Controls		

Welcome to this beautifully maintained original owner home – first time on the market in the highly sought-after community of Crestmont, Calgary. This bright and open-concept 2-storey features a widened double attached garage, spacious driveway, and a beautifully landscaped yard that backs directly onto a gorgeous green space with a year-round stream, offering peaceful privacy. Step inside to soaring 9-ft ceilings and a sun-filled main living area highlighted by three massive windows that flood the space with natural light. A spacious flex room greets you at the entrance – ideal as a home office or formal sitting area. The gourmet kitchen is a chef’s delight, complete with granite countertops, a huge center island, a breakfast bar, tile backsplash, and all black appliances. A cozy 3-sided glass fireplace adds warmth and charm to the living and dining spaces. Upstairs, the large bonus room features stunning vaulted ceilings, creating an impressive space to relax or entertain. The primary bedroom offers high ceilings, oversized windows with views to the green space, and a unique step-up nook perfect for reading or quiet reflection. The luxurious 4-piece ensuite includes an air-jetted tub, separate shower, and a walk-in closet with built-in organizers. A 4-piece main family bathroom and two additional generously sized bedrooms complete the upper level. The massive unfinished basement features high 9-ft ceilings and three large windows – ready for your future development. This quiet, family-friendly location offers the best of natural beauty and community living. A true gem in one of Calgary’s most desirable neighborhoods!