



**54 Crestbrook Drive SW
Calgary, Alberta**

MLS # A2289098



\$788,500

Division:	Crestmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,007 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, On St		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wired for Sound		
Inclusions:	TV brackets		

OPEN HOUSE Sat. Feb. 7, 1-3 pm. BRIGHT & CLEAN!! Here's a house you can move into and just enjoy! Looks & feels like new! With a total of 4 bedrooms and 3 1/2 baths you have plenty of room for your family/friends. The open-concept main floor is flooded with natural light and great for entertaining. Highlights of this spacious kitchen - quartz countertops, gas stove, walk-in pantry, central island with a touchless tap & undermount sink - perfect for meal prep while enjoying extra help or company. After dinner retire to the adjacent living room and cozy up to the gas fireplace. For summer entertaining, the patio door opens off the dining room to a huge (10x20) maintenance free deck plus a gas line for your BBQ. PLANTATION BLINDS on main & upper floors. You'll appreciate the loving labour & attention that has gone into the landscaping with a variety of perennials and trees for your enjoyment. BIG bonus with the UNDERGROUND SPRINKLER system! Upstairs you'll find a generous sized primary suite with a 5 piece ensuite. A huge soaker tub, large shower and double sinks provide the luxurious retreat you deserve. The upstairs bonus room is spacious with lots of room for your comfy sectional. Two more bedrooms, a 4 piece bath and a LARGE LAUNDRY room complete this floor. A fully finished basement with fourth bedroom, full bath, recreation room & storage finish off this wonderful home. AIR CONDITIONING for your summer comfort!! Great location with direct access to the mountains and all the close by amenities.