



**36 Crestbrook Link SW
Calgary, Alberta**

MLS # A2306443



\$939,900

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,120 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: Curtain rods

OPEN HOUSE SUNDAY FROM 1 TO 3:30pm. This beautifully maintained 4-bedroom home in Crestmont offers the perfect blend of comfort, style, and thoughtful design for everyday living. From the moment you step inside, you're welcomed by a bright front nook with a built-in desk—ideal for working from home, homework, or organizing busy family life. The open-concept main floor is filled with natural light and centered around a stunning modern kitchen featuring sleek quartzite countertops, stainless steel appliances, a gas cooktop, large island with seating, and a convenient walk-through pantry for added storage and functionality. The sunny dining nook overlooks the backyard and provides easy access to the outdoor space, making summer barbecues and morning coffee a breeze. The living room flows seamlessly from the kitchen and dining area, creating a warm and inviting atmosphere highlighted by an gas fireplace with a beautiful wood mantle. Upstairs, you'll find a spacious bonus room perfect for movie nights, a kids' play area, or a quiet retreat. Two generous bedrooms share a well-appointed 4-piece bathroom with two sinks, while the primary suite offers a relaxing escape with a luxurious 5-piece ensuite featuring dual vanities, a stand-alone shower, deep soaker tub, and a spacious walk-in closet. Convenient upper-level laundry completes the upper floor. The fully finished basement adds even more living space with a large family room, fourth bedroom, and full bathroom—perfect for guests, teens, or extended family. Outside, enjoy the fully fenced backyard backing directly onto a peaceful walking path, offering both privacy and a tranquil setting for outdoor living. Located close to parks, playgrounds, and walking paths, this move-in ready home combines elegance, functionality, and an exceptional location in one of

Crestmont's most desirable family communities. A few photos have been virtually staged.