



**42 Cresthaven Way SW  
Calgary, Alberta**

**MLS # A2306455**



**\$850,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,523 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Vinyl Windows		

**Inclusions:** Refrigerator, Stove (electric), Hoodfan, Dishwasher, Washer, Dryer, Blinds, Curtain Rods, Vacuum System + All Attachments, Garage Door Opener + 2 Controls, Door Bell Camera, Alarm Panel, Fitness Equipment.

Welcome to a truly remarkable home in the sought-after community of Crestmont. Exceptional pride of ownership shines throughout this beautifully updated, meticulously maintained home, offered by the original owners. With over 3695 sq ft of fully developed living space, this 4 bedroom home provides you with the space, layout and lifestyle you're looking for. The main floor you're instantly welcomed with 9-foot ceilings, gorgeous hardwood floors and a thoughtful, functional layout. You'll find a dedicated office with glass French door, a formal front living room, a formal dining area (currently used as a reading nook) and a bright, inviting living space at the back of the house. The kitchen features modern white cabinetry, granite counters, corner pantry and stainless steel appliances, creating a space that works beautifully for both everyday living and entertaining. Upstairs, the massive bonus room is filled with natural light and offers incredible flexibility, along with three spacious bedrooms. The fully developed lower level adds even more living space, featuring a large rec room, an additional bedroom and the perfect setup for movie nights with a projector and big screen. Step outside to your private, low-maintenance yard with a tiered deck, ideal for morning coffee while the sun rises, summer evenings or hosting friends and family. Out front, the cute covered porch adds charm and gives you another inviting spot to sit, relax and enjoy the quiet street. Additional highlights include air conditioning, newer appliances, new carpet and fresh paint, making this home truly move-in ready. The location is outstanding, tucked away off the main drive on a quiet street with a strong sense of community. Enjoy easy access to Stoney Trail, 16th Ave and downtown, while being just minutes from Canada Olympic Park, Trinity Hills shopping, Market Mall, Calgary

Farmers' Market West and three nearby golf courses. Plus, when the mountains are calling, you can be on your way quickly with no city traffic delays. Crestmont is one of Calgary's hidden gems, known for its extensive pathways, green spaces, spray park and vibrant community centre. Homes here are tightly held and it's easy to see why. Neighbours become friends and the community has a long-standing, welcoming feel. This is more than just a home. It's a place where milestones are celebrated, memories are made and everyday living feels just a little better. Rare opportunity. Move-in ready. Strong community. Your next chapter starts here!