



**95 Crestmont Drive SW
Calgary, Alberta**

MLS # A2307574



\$785,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,305 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Interior Lot, Landscaped, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Wall Mount, hot tub (as is)		

OPEN HOUSE, SAT MAY 9 FROM 1PM - 3PM. Welcome to this beautifully updated walk-out home in the desirable community of Crestmont, offering over 2,300 sqft of living space on a large West-facing lot. Featuring 4 bedrooms and 2.5 bathrooms, this home has been thoughtfully upgraded and maintained throughout. The main floor offers hardwood flooring, soaring ceilings, and an abundance of natural light, with a front sitting room, formal dining area, plus a versatile home office or den. The open-concept kitchen includes stainless steel appliances, a central island, corner pantry, and a breakfast nook, with direct access to the West-facing deck perfect for those summer nights. The family room is anchored by a newly updated stone fireplace. A refreshed half bath and main floor laundry with sink add everyday convenience. Upstairs, you will find brand new carpet on the stairs and landing. Through French doors, the spacious primary suite offers a private retreat, complete with a stunning brick feature wall. The fully updated 5pc spa-like ensuite features an oversized rainfall shower with a new glass surround, a soaker tub, and a stylish barn door, along with a walk-in closet. Three additional well-sized bedrooms, all with new flooring and plenty of natural light, plus an updated 4-piece bathroom, complete the upper level. The walk-out basement is unspoiled with plenty of space for your storage needs or future development with a bathroom rough-in. Direct backyard access where you will enjoy the covered patio with a wood-paneled ceiling, plus a garden box, fire pit, and mature aspen trees that will soon be in full bloom, this is where you'll want to spend your summer days and evenings. Additional highlights include: Central Air Conditioning, central vacuum, stamped concrete, an updated front porch with a glass railing, newer hardwood, luxury vinyl

plank flooring, updated lighting and fresh paint throughout. Tucked into rolling, forested hills, this quiet family-oriented community offers a beautiful natural setting with scenic walking paths and urban hiking opportunities. Residents enjoy a variety of amenities including multiple ponds and wetlands (one featuring a summer water display), a spray park, winter skating area, playgrounds, parks, and an extensive pathway system. With a passionate Homeowners Association supporting community events and a vibrant community hall, offering the perfect blend of comfort and connection. Crestmont is perfectly situated to enjoy the best of Calgary, with easy access to the new ring road, nearby amenities, and quick escapes west for weekend getaways to the Rocky Mountains.