



GRASSROOTS
REALTY GROUP

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12572 Crestmont Boulevard SW
Calgary, Alberta

MLS # A2313979



\$669,000

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|------------------|---|---------------|------------------|
| Division: | Crestmont | | |
| Type: | Residential/Four Plex | | |
| Style: | Bungalow-Villa | | |
| Size: | 1,102 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Single | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Close to Clubhouse | | |

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|--------------------|--|-------------------|--------|
| Heating: | Boiler, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 336 |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar | | |
| Inclusions: | N/A | | |

OPEN HOUSE: SUN, June 14th: 2-4pm This exceptional villa bungalow combines luxury finishes, thoughtful design, and a bright, open layout that feels both modern and inviting. Meticulously maintained, this home showcases soaring vaulted ceilings and premium upgrades throughout. Discribed by the builder as a "Built Green" home featuring a on-demand hot water system and heat exchanger, plus triple pane argon filled windows for improved efficiency and lower utility costs. The front entry way leads you into a spacious foyer with room for seating. Just off the entry is a stylish half bath and a custom built-in workstation. The main living area opens up beautifully, anchored by an oversized granite island with room for bar seating, extra-large Blanco sink, under-cabinet lighting, and upgraded stainless steel appliances—including a built-in gas cooktop and dual ovens, one a Miele steam/convection oven. A large pantry and dining area make this chef's kitchen ideal for modern living. A well-designed laundry area sits at the entrance to the heated garage and includes a built-in bench and coat hooks for added convenience. The warm and inviting living room, with tones of natural light is enhanced by vaulted ceilings and expansive sliding doors that lead to a covered balcony great for entertaining in the summer. A gas line for your BBQ makes life even easier. The large primary bedroom is conveniently located off the living room and offers a two-sided walk-through closet leading to the luxurious ensuite, featuring a marble double vanity, Dietra heated tile floors, and an oversized shower with built-in bench seating. The fully finished walkout basement is bright and welcoming. A beautifully appointed wet bar with marble countertops, pantry, and full-size fridge makes this level perfect for guests, entertaining, or multi-generational living. The spacious family room offers plenty of

room for relaxation or games, and a separate den with dual pocket doors adds flexible living space as a possible home office or gym. A bright lower-level bedroom and a full bathroom with soaker tub make this space ideal for visitors. The lower covered patio provides another private outdoor retreat. Located in desirable Crestmont—3-minutes to Stoney Trail and the TransCanada Highway for quick access to the mountains—this home offers unmatched convenience and lifestyle.