



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

48 Crestbrook Link SW
Calgary, Alberta

MLS # A2314732



\$925,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,201 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Irregular Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Set in the established west-side community of Crestmont, this custom-built two-storey home offers over 2,200 sq ft of well-designed living space with curated finishes, smart storage, and the kind of layout buyers are actively looking for, all backing south onto the pathway system Crestmont is known for. Every selection was personally chosen by the owners, putting this home a clear step above the usual builder standard, from the vinyl plank flooring & tile throughout (no carpet home) and 9-foot ceilings to the oversized doors, triple-pane windows, and glass railings that keep it bright and open throughout. The main floor is bright, functional, and easy to live in. The kitchen stands out with a generous quartz island for gathering, custom patterned tile backsplash, an upgraded SilGranit farmhouse sink, and custom wine built-ins, along with frosted glass flip-up cabinetry and a walk-in pantry tucked behind a glass pocket door that keeps everyday storage out of sight. A full appliance package rounds it out, including a KitchenAid fridge and dishwasher, Electrolux gas cooktop, and built-in wall oven and microwave. The dining and living spaces connect naturally, centred on a three-sided fireplace, and a dedicated main-floor office offers a separate space to work, study, or simply close the door when needed. A mudroom with built-in lockers and a bench keeps busy mornings in order. Upstairs offers the layout many buyers specifically search for. The primary suite is a quiet retreat with a 5-piece ensuite featuring a glass-enclosed tiled shower and upgraded tile work, plus a walk-in closet with custom organization. Two additional bedrooms are generously sized and share a 4-piece main bath with dual sinks and a custom tiled shower, while a central bonus room gives everyone a second living space and the upper laundry room adds the kind of convenience that just

makes sense. Downstairs, the unfinished basement adds flexibility for whatever comes next. With 9-foot ceilings and a finished stairwell with glass railing, it's ready to become a rec room, home gym, teen hangout, guest space, or simply extra room to spread out as the family grows. Outside, a 26' x 14' exposed concrete patio steps down to a south-facing yard that backs directly onto the community pathway and green space, offering all-day sun, real privacy, and an outlook most homes on the street don't have. Out front, the extra-wide and extra-deep attached double garage, measuring 20'4" x 23'5" at nearly 500 sq ft, gives two vehicles plus bikes and gear a proper place, with an exposed aggregate driveway adding to the curb appeal. Crestmont continues to be one of Calgary's most loved west-side communities, with pathways, parks, and green space at your door and an active outdoor lifestyle built in. You're a quick drive to the mountains and Canada Olympic Park, with the Bow River Valley nearby and easy routes into the city when you need them. ****Click the VIDEO LINK to watch the video****