



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

66 Crestmont Drive SW
Calgary, Alberta

MLS # A2315287



\$829,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Low Maintenance Landscape, Many T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Home Security System, Ring Camera, Two Sheds, Pergola, BBQ Cover, Wall Light Strips in upstairs bedrooms, Bookcase in Loft, Bluetooth Light Switches, 5 Roll away carts and bookcase in primary closet. AC, Microwave, Stove, Fridge, Dishwasher, Washer, Dryer, Fob Keys, House Keys, Mail Keys, Garage Storage shelving

Situated in the highly sought-after community of Crestmont, this impeccably maintained, air-conditioned two-storey home offers over 3300 sq ft of fully developed living space with 4 bedrooms, 3.5 bathrooms, and an attached double garage, all set on a beautifully landscaped 6,146 sq ft lot. Tucked away in a quiet, established neighbourhood along Calgary's west edge, this exceptional property combines comfort, functionality, and thoughtful upgrades with quick access to the mountains and everyday amenities. From the moment you arrive, the inviting front porch and outstanding curb appeal set the tone for what awaits inside. Thoughtfully designed with comfort and functionality in mind, the home features fresh modern paint, and expansive windows that fill the space with natural light. Just off the foyer, a private main-floor den creates the perfect work-from-home office or study space, situated next to the front room where you can entertain guests or enjoy a quiet evening with family and friends. The open-concept main level is ideal for both everyday living and entertaining. A warm and welcoming living room centered around a cozy gas fireplace flows seamlessly into the dining area and out to the backyard through patio doors. The beautifully updated kitchen showcases freshly painted cabinetry, quartz countertops, a large central island, tiled backsplash, premium stainless-steel appliances, and upgraded lighting throughout. Escape to your own backyard sanctuary. This oversized, maintenance-free oasis features custom stonework, flawless turf, and charming garden beds. Designed for a lifestyle of ease, it's the perfect summer haven to unplug, unwind, and just enjoy the sunshine. Upstairs leads you to the family reading room with an open to below concept, with an upgraded vinyl plank flooring, the perfect setting for a reading nook, or home study area. Two spacious

secondary bedrooms share a 4-piece bathroom, while the expansive primary retreat offers a peaceful escape complete with a fully renovated spa-inspired ensuite featuring dual sinks, a corner soaker tub, tiled walk-in shower, and a large walk-in closet. The fully finished basement adds exceptional versatility and style with luxury vinyl plank flooring, knockdown ceilings, and stylish finishes throughout. Enjoy the spacious family room with a dedicated space for a home theatre, a flexible area for a gym or playroom, and a built-in wet bar. The fourth bedroom, a 3-piece bathroom with in-floor heat, and a utility room featuring a water softener, and reverse osmosis water purification system complete the lower level. Additional upgrades include A/C, new roof shingles, and new triple pane windows, and a newly poured concrete driveway, offering peace of mind and enhanced energy efficiency. Located in a quiet, family-friendly community surrounded by walking paths, ponds, parks, and year-round community events, this home is also conveniently close to the Calgary Farmers' Market West.