



**110 Crestbrook Way SW
Calgary, Alberta**

MLS # A2319012



\$649,900

Division:	Crestmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,922 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: none

Tremendous location! Situated just minutes from Greenwich Village Marketplace, you'll enjoy easy access to Calgary Farmers' Market West, boutique shopping, restaurants, cafes, and everyday services. Trinity Hills Shopping Centre, featuring Costco, Save-On-Foods, Winners, and numerous other retailers, is also just moments away. Outdoor enthusiasts will appreciate nearby Win Sport, Bowness Park, the Bow River pathway system, parks, schools, and the quick access to Highway 1 and Stoney Trail for convenient travel throughout Calgary and weekend escapes to the mountains. This beautifully maintained, newer-built semi-detached home offers exceptional value and is truly move-in ready. A spacious front foyer with a double-door closet welcomes you inside, where luxury vinyl plank flooring flows throughout the main level. The bright, open-concept design seamlessly connects the kitchen, dining area, and living room, creating an ideal space for both everyday living and entertaining. The kitchen features an abundance of white cabinetry with elegant gold hardware, quartz countertops, stainless steel appliances, a newly installed water filtration system, a pantry, and an oversized island with a breakfast bar. Living room is highlighted by a gas fireplace and French door leading to a south facing back deck, complete with a natural gas BBQ hookup. The backyard is fully fenced and landscaped. The main floor is completed by a mudroom with access to the double attached garage and a two-piece bathroom. Upstairs, the central bonus room provides additional living space. The master bedroom accommodates a king-size bed and features a walk-in closet and a five-piece ensuite. Two additional generously sized bedrooms each include their own walk-in closets. A four-piece main bathroom and a dedicated laundry room with newer washer and dryer

complete the upper level. The undeveloped basement offers an excellent layout for future development to suit your needs. Finished in tasteful neutral colors with carpet upstairs and ceramic tile in the bathrooms, this home has been thoughtfully designed. Simply move in and enjoy everything this outstanding home and exceptional location have to offer.