



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

42 Cresthaven Way SW
Calgary, Alberta

MLS # A2322199

\$795,000



| | | | |
|------------------|-------------------------------------|---------------|-------------------|
| Division: | Crestmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,523 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Close to Clubhouse, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Granite Counters, Vinyl Windows | | |

Inclusions: Refrigerator, Stove (electric), Hoodfan, Dishwasher, Washer, Dryer, Blinds, Curtain Rods, Vacuum System + All Attachments, Garage Door Opener + 2 Controls, Door Bell Camera, Alarm Panel, Fitness Equipment.

EXCEPTIONAL VALUE IN CRESTMONT | TOTAL 3,695 SQFT | ORIGINAL OWNERS | MOVE-IN READY. Welcome to one of Crestmont's best opportunities - beautifully maintained, original-owner home offering 3,695 sqft of fully developed living space, 4 bedrooms, and the perfect combination of timeless design, exceptional care, and outstanding value. From the moment you arrive, you'll appreciate the pride of ownership that sets this home apart. Lovingly cared for and thoughtfully updated over the years, this is the kind of home buyers hope to find but rarely do. Inside, you'll be greeted by 9-foot ceilings, rich hardwood flooring, and a spacious, functional layout designed for both everyday living and entertaining. The main floor offers incredible versatility, featuring a private office, formal front living room, dedicated dining space currently enjoyed as a cozy reading nook, and bright, welcoming family room overlooking the backyard. At the heart of the home, the kitchen showcases crisp white cabinetry, granite countertops, stainless steel appliances, and corner pantry - providing both style and practicality for busy families and enthusiastic hosts alike. Upstairs, the expansive bonus room is flooded with natural light and creates the perfect gathering space for movie nights, games, or simply unwinding at the end of the day. Three generously sized bedrooms provide plenty of room for family and guests. The fully developed basement extends your living space even further with a large recreation room, fourth bedroom, and complete home theatre setup featuring a projector and oversized screen - ready for your next movie marathon or game-day celebration. Step outside and discover a private, low-maintenance backyard designed for relaxation and connection. Enjoy morning coffee on the tiered deck as the sun rises, summer BBQs with friends, or peaceful evenings

under the stars. The charming covered front porch adds even more curb appeal and offers the perfect place to sit back and enjoy the friendly neighbourhood atmosphere. Recent updates include new carpet, fresh paint, newer appliances, and central air conditioning, allowing you to move in and enjoy from day one. Perfectly positioned on a quiet street away from busy roads, this home offers the lifestyle Crestmont is known for. Residents enjoy extensive pathways, parks, green spaces, a spray park, and an active community centre, all while being minutes from Stoney Trail, downtown Calgary, Canada Olympic Park, Trinity Hills, Market Mall, Calgary Farmers' Market West, and several premier golf courses. And when the mountains call, you'll appreciate the quick westbound access that gets you out of the city and on your way faster. Homes of this calibre - offered by their original owners and maintained to this standard - rarely come to market. With a fresh new price and exceptional value, this is an opportunity you won't want to miss. MOVE-IN READY | METICULOUSLY MAINTAINED | PRICED TO ATTRACT ATTENTION | WELCOME HOME