



GRASSROOTS
REALTY GROUP

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62 Crestmont Drive SW
Calgary, Alberta

MLS # A2328686



\$769,990

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,541 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

What does the perfect family home look like? Spacious living areas, room for everyone to gather, a beautiful backyard, and a community you'll love coming home to. Welcome to Crestmont. This beautifully maintained two-storey home offers over 2,540 sq. ft. of well-planned living space on a generous 5,586 sq. ft. lot. A charming covered front porch welcomes you inside to a bright, inviting foyer featuring open architectural sightlines, 9-foot ceilings and oversized windows that fill the home with natural light. Just off the entrance on your right is a dedicated main-floor office, providing an ideal space for working from home or studying. Designed with family living in mind, the exceptionally functional main floor offers a rare combination of space and flexibility. The heart of the home is a well-appointed kitchen featuring abundant cabinetry, generous counter space, a large central island, a corner walk-in pantry, and newer appliances, including a refrigerator (2025) and stove (2023). The sun-filled breakfast nook overlooks the landscaped backyard, while the adjoining great room with a cozy gas fireplace creates a warm and welcoming gathering space. A formal dining room, separate living room, and convenient main-floor laundry complete a layout that comfortably accommodates both everyday living and larger gatherings. Upstairs, a striking central staircase leads to an exceptionally spacious bonus room that truly sets this home apart. Filled with natural light from expansive windows, this versatile space can serve as a family lounge, media room, children's play area, games room, or home-learning space, adapting easily as your family's needs evolve. The spacious primary suite offers a peaceful retreat with a walk-in closet and a five-piece ensuite featuring dual vanities, a tub, and a separate tiled shower. Two additional generously sized bedrooms share a

four-piece bathroom. Additional highlights include an oversized double attached garage with extra room for storage or larger vehicles, hardwood and upgraded ceramic tile flooring throughout both levels with no carpet. Enjoy the fully fenced, landscaped backyard with a large deck and mature trees—perfect for relaxing or entertaining. The generous separation from the neighbouring home provides added privacy and a more open feel. Crestmont offers an appealing balance of nature, community, and convenience. Residents enjoy scenic walking paths, ponds, parks, playgrounds, a splash park, and an active community centre with programs and events for all ages. Calgary Farmers’ Market West is nearby, and the future Costco will add even more convenience. With quick access to Highway 1 and Stoney Trail, the home is approximately 20 minutes from downtown Calgary and ideally positioned for weekend escapes to Canmore and Banff. Beautifully maintained, exceptionally spacious, and thoughtfully designed for modern family living, this is a home you will be proud to call your own. Book your private showing today.