



GRASSROOTS
REALTY GROUP

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114 Crestbrook Way SW
Calgary, Alberta

MLS # A2333161



\$775,000

Division:	Crestmont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,003 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	2 TV mounts		

Welcome to this beautifully upgraded semi-detached home offering over 2,700 sq. ft. of professionally developed living space, central air conditioning, a double attached garage, Hunter Douglas blinds and a sunny south-facing backyard. Built in 2018 and meticulously maintained, this move-in-ready home combines modern design, quality finishes, and exceptional functionality in a family-friendly location. Freshly painted throughout and featuring new carpet installed just one year ago, the bright and open main floor is highlighted by 9-foot knockdown ceilings, durable laminate flooring, and an abundance of natural light. A spacious front foyer with a walk-in closet welcomes you inside, while the thoughtfully designed layout flows effortlessly into the heart of the home. The chef-inspired kitchen showcases extended-height white cabinetry accented by contrasting lower cabinets, quartz countertops, under-cabinet lighting, a Silgranit undermount sink, soft-close cabinet doors, tiled backsplash, walk-in pantry, soffit detailing, a large center island with seating, French door refrigerator, gas slide-in range, and over-the-range microwave. The adjoining dining area is perfect for family meals and entertaining, while the inviting lifestyle room is anchored by a stunning floor-to-ceiling tiled feature wall complete with an electric fireplace and custom floating shelves with integrated lighting. Step through the garden door to enjoy your private south-facing backyard featuring a spacious deck with BBQ gas line, lower stone patio, mature trees, and full fencing—creating the perfect outdoor space for relaxing or entertaining. Upstairs, an open-railling staircase leads to a centrally located bonus room, providing excellent separation between the bedrooms. Two generous secondary bedrooms, each with dual-door closets, share a beautifully finished 4-piece bathroom with tile

flooring, tiled tub surround, and a large quartz vanity. The upper laundry room offers tile flooring and additional built-in linen storage for everyday convenience. Privately situated at the rear of the home, the spacious primary retreat easily accommodates a king-sized bedroom suite and features a stylish barn door leading into the luxurious 5-piece ensuite. Here you'll find dual quartz vanities, a deep soaker tub with tiled surround, a full-size 10 mm glass shower with tile surround and base, private water closet, and direct access to the walk-in closet. The professionally developed basement continues the home's high-end finishes with 9-foot knockdown ceilings, a spacious recreation room, fourth bedroom, beautifully appointed 4-piece bathroom featuring a tiled tub surround and quartz vanity, plus generous storage including under-stair storage and a well-equipped utility room complete with a high-efficiency furnace, HRV system, central air conditioning, drip humidifier, radon rough-in, and included freezer. This exceptional home offers the perfect combination of style, comfort, and low-maintenance living!