



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

212 Cresthaven Place SW
Calgary, Alberta

MLS # A2337136



\$870,000

Division:	Crestmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,391 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Storage Shed, TV Mount

Imagine coming home to a beautifully renovated, air-conditioned walk-out bungalow that combines the convenience of main-floor living with the space and flexibility of a fully finished walk-out lower level. Located in Crestmont, this home offers an exceptional opportunity for buyers seeking quality upgrades, versatile living space, and a west facing backyard setting. The main floor is designed for both everyday living and entertaining. A dedicated office/den provides an ideal work-from-home space, while the front flex room can serve as a formal dining room, sitting area, or additional living space. The open-concept kitchen, eating nook, and living room create a spacious central gathering area, enhanced by vaulted ceilings that provide an impressive sense of openness. The renovated kitchen features designer white cabinetry, quartz countertops, a large island, stainless steel appliances, and luxury vinyl plank flooring. It flows seamlessly into the living room, where luxury vinyl plank flooring, vaulted ceilings, and a gas fireplace create a warm and inviting space. The spacious primary suite offers a private retreat with a fully renovated ensuite featuring heated tile flooring, double sinks, a freestanding tub, and a tile and glass shower. A main-floor half bathroom and convenient laundry add to the functionality of the bungalow layout. The fully finished walk-out level provides excellent flexibility with two additional bedrooms, a full bathroom, and a large family room featuring a second gas fireplace. This level is ideal for teenagers, guests, extended family, recreation, or separate living space. Outdoor living is another highlight. The fully landscaped yard features a sunny west exposure, a deck off the main level, and a patio accessible from the walk-out level. Ideal for enjoying afternoon and evening sunshine, outdoor dining, or relaxing with family and friends. A heated double-attached

garage with running water adds year-round convenience and valuable storage. With three bedrooms, 2.5 bathrooms, a main-floor office, extensive renovations, a fully finished walk-out basement, and excellent outdoor living space, this home offers the flexibility today's buyers are looking for. Crestmont offers parks, pathways, playgrounds, schools, and convenient access to major routes, shopping, services, and Calgary's northwest amenities. If you are looking for the ease of bungalow living without giving up space, this home delivers an exceptional combination of comfort, flexibility, upgrades, and long-term value.