



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

100 Crestbrook View SW
Calgary, Alberta

MLS # A2341274

\$1,049,900



Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,402 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Private, Rectangular		

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:	Double Vanity, High Ceilings		

Inclusions: HotTub

A rare combination of privacy, nature and modern luxury awaits in Crestmont. Set along the western edge of Calgary, this beautifully finished home backs directly onto a vast natural green space surrounded by mature trees, creating an exceptionally peaceful backyard setting with no neighbours directly behind. Enjoy open views, glimpses toward the mountains and incredible access to the Rockies—approximately 20 minutes to downtown Calgary, 30 minutes to Cochrane and only about an hour to Banff. Offering over 2,400 sq. ft. of developed living space above grade, the home has been thoughtfully designed around natural light and comfortable family living. The main floor feels bright and spacious with high ceilings, wide-plank vinyl flooring and large rear windows that draw your attention toward the greenery beyond. The kitchen makes an immediate impression with full-height two-tone cabinetry, stone countertops, an oversized island with seating and a walk-through pantry providing excellent everyday storage. A premium Fisher & Paykel appliance package includes a 6-burner gas cooktop, wall oven, refrigerator and drawer-style dishwasher. The kitchen flows naturally into a generous dining space and an inviting living room centered around a gas fireplace—an ideal layout for entertaining while still feeling warm and comfortable. A powder room and practical mudroom complete the main level. At the centre of the upper floor is an impressive oversized bonus room with a second electric fireplace, providing plenty of room for movie nights, a children's play area, home office or additional family lounge. Upstairs, the primary suite feels like a private retreat with its own electric fireplace, large walk-in closet and beautifully appointed 5-piece ensuite featuring dual vanities, a soaker tub, separate shower and heated tile floors. The walk-in closet

connects conveniently with the upper-level laundry area, making the floor plan especially functional. Two additional spacious bedrooms each include their own walk-in closet, while a full 4-piece bathroom serves the secondary bedrooms. Outside, the large composite deck is where this property really comes to life. Rather than looking directly into another backyard, you can relax overlooking an extensive natural landscape of green space and trees, offering a level of privacy that is increasingly difficult to find within the city. Additional features include central air conditioning, double attached garage, spacious driveway, Gemstone exterior lighting and central vacuum rough-in. Crestmont offers an outstanding west-Calgary lifestyle with convenient access to WinSport, Trinity Hills, Calgary Farmers' Market, golf, shopping and restaurants, while Highway 1 provides an easy escape toward the mountains.