



GRASSROOTS
REALTY GROUP

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210 Crestbrook Common SW
Calgary, Alberta

MLS # A2343086



\$599,900

Division:	Crestmont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 301
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shelving at the top of the stairs in the reading room (directly up the stairs on the 2nd level)

Discover elevated living in the prestigious & established community of Crestmont. Perfectly positioned in the heart of the complex, your private retreat overlooks a tranquil garden courtyard, the ideal backdrop for a morning coffee on the bench. This exceptional two-storey townhome perfectly blends a low-maintenance lifestyle with 10-foot ceilings and larger windows, that is not a walk up, making everyday living easy without having to walk up a flight of stairs to bring groceries and shopping bags! Boasting 4 spacious bedrooms and 3.5 bathrooms, this home is thoughtfully designed with a fully finished basement and the comfort of A/C. Complete with a finished double attached garage, it offers the space of a detached house with the ease of condo living. Boasting 2,022 sq. ft. of thoughtfully designed living space, this beauty welcomes you onto the main floor with an inviting foyer, and an open-concept main floor that is ideal for both entertaining and everyday living, seamlessly connecting the living and dining areas to create a warm and functional gathering space. The well-appointed kitchen showcases a large quartz island and countertops, soft-close cabinetry with abundant storage, a built-in microwave, Bosch dishwasher, fridge with waterline and an electric stove (there is a gas line for a future upgrade to gas stove) — perfect for both casual meals and hosting guests. A gas line for BBQ is also located just outside the front door. A conveniently located half bath and direct access to the double attached garage along with a utility closet and shoe closet complete the main level. Upstairs, a bright and versatile nook for a home office or sitting area complements the wide hallways. The spacious primary bedroom comfortably accommodates a king-sized bed and features a private covered balcony with mountain views, a walk-in closet, and a 4 piece ensuite with

dual quartz vanities. This level also includes a dedicated laundry room, a full 4-piece bathroom, and two additional bedrooms, each offering walk-in closets and large windows that fill the space with natural light. The fully developed lower level is ideal for a growing family or accommodating guests, offering a large recreation area with ample storage, a spacious fourth bedroom with built-in features in the walk-in closet, and a 4-piece bathroom with in-floor heating. Residents of Crestmont enjoy convenient access to an array of amenities, including nearby shopping at the Calgary Farmers' Market West, Calgary Climbing Centre, COP, Valley Ridge Golf course, outdoor recreation along the Bow River pathways, and proximity to destinations such as Canmore and Banff. The community itself offers a variety of exclusive amenities, including parks, playgrounds, walking and biking paths, a spray park, and Crestmont Hall.