



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

208 Crestmont Drive SW
Calgary, Alberta

MLS # A2348615



\$1,045,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,571 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage		
Inclusions:	Smart Home System and Security		

Welcome to 208 CRESTMONT DRIVE, a 2021 BUILT HOME on a CORNER LOT with a SOUTH FACING BACKYARD, in one of Calgary's quiet west side communities. The moment you step inside, you'll feel how bright and welcoming this home is. The showpiece is the living room, where 19 FOOT VAULTED CEILINGS open to the floor above, a FIREPLACE anchors the space, and LARGE SOUTH FACING WINDOWS pour in natural light. The CHEF'S KITCHEN is built for real cooking and entertaining. It has a WOLF COOKTOP, MIELE WALL OVEN & COMBI STEAM OVEN, an OVERSIZED FRIGIDAIRE PROFESSIONAL FRIDGE, QUARTZ COUNTERTOPS, a LARGE ISLAND and a BUTLER'S PANTRY. The dining room opens to a HEATED, FULLY ENCLOSED THREE SEASON SUNROOM, perfect for enjoying spring through fall. A MAIN FLOOR BEDROOM works well as a home office or guest space. A SMART HOME SYSTEM lets you control the lights, window coverings, Reolink security cameras and even the kitchen faucet, all from the included smart home hub. Upstairs, the SPACIOUS PRIMARY RETREAT has a SPA INSPIRED ENSUITE with a soaker tub, a large shower, dual vanities, a makeup area and a SMART TOTO TOILET, plus a generous WALK IN CLOSET that connects directly to the UPPER FLOOR LAUNDRY. The secondary bedrooms sit on the opposite side of the floor for added privacy, and a BONUS ROOM adds flexible living space. Downstairs, the partially finished stairwell gives you a head start on developing the basement to suit your needs. Step outside and you're JUST STEPS FROM CRESTMONT WEST PARK, right across the street, with its playground, open green space, sports field and picnic area. CENTRAL A/C and quick access to ASPEN LANDING, WESTHILLS, WINSPOUT, BOWNESS FARMERS MARKET &

HIGHWAY 1 round out a home that offers quiet, green living without giving up the city.