



THE
A-TEAM

**RE/MAX
FIRST**

320 CRESTHAVEN Place, Calgary T3B 5W5

MLS®#: **A2134009**

Area: **Crestmont**

Listing Date: **05/22/24**

List Price: **\$729,000**

Status: **Active**

County: **Calgary**

Change: **-\$18k, 26-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,778**
Low Sqft:
Ttl Sqft: **1,778**

Lot Information

Lot Sz Ar: **4,241 sqft**
Lot Shape:

DOM

33
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Cul-De-Sac,Garden,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 6`8"
Kitchen	Main	9`3" x 11`7"
Laundry	Main	7`3" x 11`9"
4pc Ensuite bath	Second	4`11" x 8`0"
Bedroom	Second	10`7" x 9`3"
Bonus Room	Second	14`11" x 15`5"
Bedroom	Basement	9`1" x 13`9"

Room	Level	Dimensions
Breakfast Nook	Main	12`1" x 8`7"
Living Room	Main	15`9" x 14`1"
Bedroom - Primary	Second	12`0" x 15`6"
Bedroom	Second	10`10" x 11`5"
4pc Bathroom	Second	8`0" x 5`2"
4pc Bathroom	Basement	10`4" x 4`11"
Game Room	Basement	12`4" x 21`7"

Furnace/Utility Room

Basement

9`1" x 8`4"

Walk-In Closet

Basement

6`6" x 13`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0010868

Zoning:
R-C1

Remarks

Pub Rmks:

Situated inside a quiet cul-de-sac, this bright 4 bedroom, 3.5 bath home awaits and offers over 2400 ft2 of living space on 3 levels. A welcoming porch invites you inside....have a seat, remove your shoes and get comfortable in this light filled home. The main floor provides a nice open plan with a well designed kitchen overlooking the great room and adjacent to the breakfast nook that offers access to the west facing back yard, through sliding doors. Convenient main floor laundry is located in the mudroom which also leads to the double attached garage. A 2 piece powder room rounds out the main level. Take the staircase up to the large bonus room with high ceilings and a corner fireplace....this is a great room for the family to enjoy or transform it into a wonderful home office. Separate from the bonus room are 3 well sized bedrooms; the principal with a walk in closet and full bathroom. A sparkling 4 piece bathroom services the additional bedrooms. Take notice of the brand new carpet as you venture into the fully developed lower level that offers a cozy family room with fireplace and beautiful built ins. A bedroom that would also make a great gym area or home office, full bathroom and extra storage complete this incredibly useful space. Move in just in time this summer to enjoy your huge rear deck and fire pit in the west facing yard. Begin planning next years garden in the garden boxes, or recreate the back yard to suit your wishes. On hot days, enjoy the comfort of central air conditioning inside. This is a wonderful, move in ready home waiting for you. All this within a 20 minute commute time to the core; comparable to travelling from mature inner core neighbourhoods. Crestmont is a peaceful community with easy access to amenities and offers a quick exit to head to the mountains.

Inclusions:
Property Listed By:

**Garage Door Controller
Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









