



THE
A-TEAM

**RE/MAX
FIRST**

12441 CRESTMONT Boulevard, Calgary T3B 5W5

MLS®#: **A2138555**

Area: **Crestmont**

Listing Date: **06/06/24**

List Price: **\$783,888**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 27-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,596 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,474**
Low Sqft:
Ttl Sqft: **1,474**

DOM

24
Layout
Beds: **2 (2)**
Baths: **2.0 (1 2)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Dog Run Fenced In,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Garden,Landscaped,Level,Street Lighting,Rectangular Lot**

Park Feat:

Double Garage Attached,Heated Garage,Insulated,Off Street,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Fire Pit,Private Yard,Rain Gutters**

Construction:

Stucco,Wood Frame

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Gas Dryer,Microwave Hood Fan,Refrigerator,Washer**

Int Feat: **Bar,Breakfast Bar,Central Vacuum,High Ceilings,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
1pc Ensuite bath	Main	4`10" x 2`9"
3pc Ensuite bath	Main	8`3" x 9`3"
Dining Room	Main	11`1" x 15`11"
Living Room	Main	12`3" x 16`7"
Other	Basement	30`0" x 47`6"

Room	Level	Dimensions
2pc Ensuite bath	Main	3`0" x 7`1"
Bedroom	Main	10`10" x 13`11"
Kitchen	Main	11`0" x 12`9"
Bedroom - Primary	Main	12`0" x 16`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

0010868

Remarks

Pub Rmks:

An adorable, rare gem of a BUNGALOW featuring 2 bedrooms and 2.5 bathrooms is available in the much sought after SW Calgary community of Crestmont. The main floor of this house has 1,474 sq ft of living space with a further 1,383 sq ft available for development on the lower level. Entrance can be either from the foyer or the HEATED, INSULATED, double attached garage with 9 ft. door. The garage gives you your OWN CAR WASH with hot and cold water, a drain and central vacuum hose and hookup. To the right of the foyer is the LAUNDRY ROOM, 2 pc. bath and closet space. Down the hall the brightly lit, HIGH-CEILINGED, ceramic tiled, OPEN CONCEPT kitchen/living/dining area welcomes you. The kitchen has warm MAPLE CABINETS with laminate countertops, glass block backsplash inserts providing more NATURAL LIGHT, white appliances, an ISLAND with DOUBLE SINK and CORNER PANTRY for added storage and a gas stove hook up, if needed . The dining area is great for family meals and the LIVING ROOM, with laminate flooring, has an elegant, tiled corner gas FIREPLACE for cozy winter evenings. The two bedrooms have laminate flooring and large windows provide lots of natural light. The PRIMARY is sizable and thoughtfully planned with a water closet, 3 pc. bath and substantial WALK-IN CLOSET. Likewise, the second bedroom is roomy with ample closet space. CENTRAL AIR makes for summer comfort. The lower level is unfinished and provides FUTURE POTENTIAL for additional bedrooms, an office or as your imagination sees fit. The SOUTH-FACING backyard, accessed via the dining area, is totally fenced for privacy and features a DECK, gas BBQ hookup, STONE PATIO, fire pit and low maintenance landscaping to accommodate summer entertaining. A FENCED DOG RUN, trees and shrubbery add to the outdoor space. The location of this home is perfect - it's on the City's edge so getting away to the mountains is easy but still close enough to access City conveniences. Near to Stoney Trail, 16th Avenue (shopping and restaurants), Old Banff Coach Road, Crest Lake, Winsport, Calgary Olympic Park, Calgary Farmers' Market West, Foothills Medical Centre and various child and day cares. This prize has been cared for and offers the perfect blend of convenience and tranquility. Take the leap and don't miss this opportunity. Call for a viewing today.

Inclusions:
Property Listed By:

None
Comox Realty

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







