



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14 CRESTHAVEN View, Calgary T3B 5Y2**

MLS®#: **A2140777**      Area: **Crestmont**      Listing **06/12/24**      List Price: **\$795,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$30k, 13-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **4,467 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,349**  
 Low Sqft:  
 Ttl Sqft: **1,349**

DOM

**108**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Garburator,Microwave,Microwave Hood Fan,Washer,Water Softener**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 14`0"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>14`0" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 13`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`0" x 5`6"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`0" x 7`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>29`0" x 15`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 12`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 12`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`2" x 8`2"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`4" x 9`4"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0112363**

Zoning: **R-C1**

Remarks

Pub Rmks: **This stunning walk-out bungalow is tailor-made for empty nesters, where every detail caters to your lifestyle. As you approach, the curb appeal captivates with lush front yard landscaping and a meticulously maintained exterior, setting the stage for what lies within. Inside, natural light dances off the light hardwood floors and vaulted ceilings, creating an inviting ambiance that feels like home. Host family gatherings or intimate celebrations in the formal dining room, while the generously sized kitchen, illuminated by a skylight, beckons culinary adventures without missing a moment of the action. The open-concept kitchen, living, and nook area effortlessly blend together, offering a versatile space for hosting memorable moments. A focal point fireplace anchors the living room, surrounded by windows that invite warmth and light. Retreat to the primary suite for ultimate relaxation, complete with an ensuite featuring a soaking tub, shower, and double vanity bathed in natural light from a skylight, ensuring both comfort and privacy. Convenience meets functionality with a laundry/mud room on the main level, catering to the needs of empty nesters. Venture downstairs to the walk-out basement, where entertainment awaits in the spacious recreational room, boasting a fireplace/media console. The expansive layout extends to accommodate various activities, from movie nights to yoga sessions or workout routines. Two additional bedrooms and a bathroom provide ample space for guests or visiting grandkids. Outside, the enchanting outdoor living space beckons for alfresco dining with friends. Whether you prefer the expansive deck spanning the back of the house or the landscaped backyard, there's no shortage of options for enjoying the fresh air and serene surroundings. Nestled within a vibrant community surrounded by lush greenery, endless opportunities for outdoor adventures await. Explore nearby parks like the renowned Nose Hill Park or take a short drive to the Bow River for a dose of nature's tranquility. Embrace the lifestyle you've been dreaming of in this remarkable home where every moment is designed for comfort and connection.**

Inclusions: **Speakers, TV's, Wall mounts, Video Doorbell, Alarm System, Garage Heater**  
 Property Listed By: **RE/MAX House of Real Estate**

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





