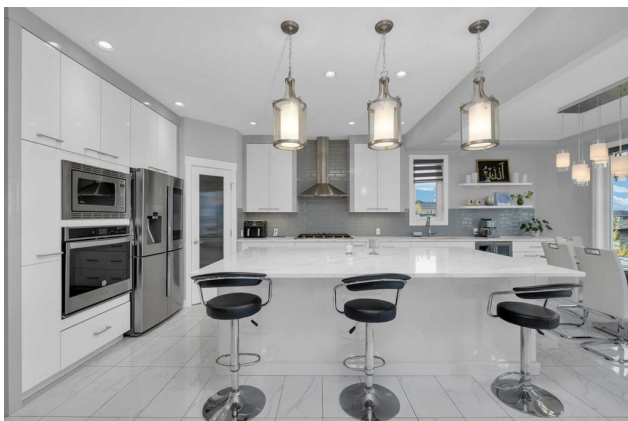




233 CRESTMONT Drive, Calgary T3B 1G8

MLS®#: **A2142983** Area: **Crestmont** Listing Date: **06/20/24** List Price: **\$1,159,777**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,370 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,870**
 Low Sqft:
 Ttl Sqft: **2,870**

DOM

10
Layout
 Beds: **4 (4)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Landscaped,Street Lighting,Rectangular Lot,Views**

Park Feat: **Double Garage Attached,Other**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Range,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 15`3"	Kitchen	Main	115`8" x 12`5"
Dining Room	Main	15`0" x 11`4"	Office	Main	6`11" x 9`6"
Family Room	Main	9`9" x 11`2"	Foyer	Main	7`8" x 14`6"
Mud Room	Main	9`2" x 4`9"	Laundry	Main	8`9" x 5`9"
Bedroom - Primary	Upper	17`6" x 15`7"	Bedroom	Upper	10`11" x 10`1"
Bedroom	Upper	11`0" x 10`2"	Bedroom	Upper	12`9" x 12`3"
Bonus Room	Upper	16`2" x 13`2"	Den	Upper	9`4" x 9`7"

Game Room
Exercise Room
2pc Bathroom
5pc Bathroom
3pc Bathroom

Basement
Basement
Main
Upper
Upper

17`10" x 28`5"
12`5" x 9`8"

Other
Hobby Room
5pc Ensuite bath
4pc Bathroom

Basement
Basement
Upper
Upper

10`7" x 3`10"
9`1" x 7`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810245

Zoning:
R-1s

Remarks

Pub Rmks: ***** OPEN HOUSE ON SUNDAY JUNE 23rd Between 2:30 & 4:30 PM ***** Brimming with Excellence, this stunning fully developed WALKOUT property backs onto a playground and green space, offering over 4,100 sq ft of total living space across three levels. Designed to meet all your needs and wants, it features 4+1 bedrooms and 3.5+1 washrooms in a thoughtfully laid-out plan with generously proportioned rooms, creating an appealing and harmonious visual experience. The choice of neutral colors ensures a classic and elegant look, while abundant glass enhances aesthetics and energy efficiency. The main floor includes a den / office, perfect for those working from home. The great room features a cozy gas fireplace and large windows that let in plenty of sunlight. The kitchen, the focal point, boasts tall white cabinetry that complements the 9-ft ceilings, top-of-the-line built-in stainless steel appliances, quartz counters, and a large walk-through pantry. Upstairs, you'll find 4 spacious bedrooms, including 2 primary bedrooms with luxurious en suites and big walk-in closets. One primary bedroom offers a retreat overlooking the green space, seamlessly integrating with the home's surroundings. The upper floor also includes a laundry room and a good-sized bonus room. With 9-ft ceilings on both the basement and main floors, this home in Crestmont offers numerous opportunities for outdoor activities and enjoying natural beauty. It provides quick and easy access to major roadways, including Highway 1 and Stoney Trail, ensuring convenient access to other parts of the city and nearby amenities. It's just one viewing away, don't wait any longer—the house you've dreamt of is ready to explore !

Inclusions:
Property Listed By:

N/A
RE/MAX Complete Realty

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





