



THE
A-TEAM

**RE/MAX
FIRST**

12 CRESTBROOK View, Calgary T3B 6G7

MLS®#: **A2148924**

Area: **Crestmont**

Listing Date: **07/12/24**

List Price: **\$1,260,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **3,037**
Low Sqft:
Ttl Sqft: **3,037**

Lot Information

Lot Sz Ar: **4,844 sqft**
Lot Shape:

DOM

66
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Landscaped,Private,Rectangular Lot,Sloped Down
Garage Faces Front,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,European Washer/Dryer Combination,Garage Control(s),Humidifier,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	6`8" x 8`5"
Office	Main	10`7" x 9`11"
2pc Bathroom	Main	5`6" x 4`11"
Living Room	Main	18`6" x 14`10"
Bedroom	Upper	12`7" x 14`7"

Room	Level	Dimensions
Entrance	Main	9`9" x 8`7"
Kitchen	Main	14`8" x 14`2"
Dining Room	Main	13`3" x 9`11"
Bedroom	Upper	12`6" x 13`10"
Laundry	Upper	6`6" x 5`2"

Bedroom	Upper	12`11" x 11`0"	5pc Bathroom	Upper	12`9" x 4`11"
Bonus Room	Upper	17`8" x 14`7"	Walk-In Closet	Upper	14`2" x 6`3"
5pc Ensuite bath	Upper	14`2" x 10`6"	Bedroom - Primary	Upper	16`5" x 15`2"
Game Room	Basement	29`5" x 22`9"	Laundry	Basement	4`3" x 8`2"
Kitchen	Basement	13`5" x 11`9"	Furnace/Utility Room	Basement	12`0" x 13`0"
Bedroom	Basement	11`8" x 15`6"	3pc Bathroom	Basement	4`10" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1811909**

Zoning:
R-1s

Remarks

Pub Rmks: **Welcome to this magnificent home in the Crestmont SW of Calgary. This sprawling estate offers over 3000+ sq ft of living space plus a fully finished 1000+ sq ft walkout basement, promising a luxurious lifestyle. Let's explore this beautiful sanctuary together. The upper level features four stunning bedrooms, each adorned with luxurious amenities, ample storage, and abundant natural light. Two exquisite bathrooms with state-of-the-art fixtures ensure convenience and comfort. On the main floor, nine-foot-high ceilings create a sense of grandeur. The kitchen boasts floor-to-ceiling cabinets, a walk-through pantry, and built-in appliances including a stove, oven, microwave, wine fridge, and dishwasher. A spacious high-quality quartz island serves as both cooking and dining space. Beyond, the elegant living and dining areas, there's an executive study—a private retreat for work or creativity. Every aspect of this remarkable home exudes luxury and refinement, from the carefully selected furnishings to the exquisite lighting fixtures. Renovated to the highest standards, it surpasses all expectations. Descending to the basement, discover a gourmet kitchen in a walkout setting, perfect for hosting gatherings. Equipped with top-of-the-line appliances and ample storage, this kitchen blends practicality with opulence. A guest bedroom, full bath, cozy fireplace, and living room on the walkout level make it ideal for separate living or recreational use. Step outside and behold the beautiful backyard with lush greenery and panoramic views. A veranda and flourishing garden create an idyllic backdrop for outdoor leisure, barbecues, and social gatherings. Additionally, the triple garage provides secure parking and extra storage for your vehicles. In conclusion, this home is a testament to opulence and luxury. With exceptional features and amenities, it offers a lifestyle fit for royalty. Its refined elegance and contemporary allure make this residence a true gem of grandeur. Experience luxury living at its finest in this Crestmont estate. Schedule your visit today!**

Inclusions:
 Property Listed By: **None**
Homecare Realty Ltd.

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