



THE
A-TEAM

**RE/MAX
FIRST**

31 CRESTBROOK Drive, Calgary T3B 6L1

MLS®#: **A2156525** Area: **Crestmont** Listing Date: **08/09/24** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,447**
 Low Sqft:
 Ttl Sqft: **1,447**

DOM

104
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Interior Lot,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Composite Siding,Concrete,Vinyl Siding**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	9'0" x 5'5"
Entrance	Main	7'5" x 4'9"
Kitchen With Eating Area	Main	11'8" x 11'8"
Walk-In Closet	Upper	7'6" x 5'5"
3pc Ensuite bath	Upper	5'9" x 9'7"
4pc Bathroom	Upper	5'5" x 9'1"
Bedroom	Upper	9'1" x 11'9"

Room	Level	Dimensions
2pc Bathroom	Main	5'6" x 7'1"
Living/Dining Room Combination	Main	11'7" x 16'0"
Balcony	Upper	20'0" x 7'11"
Bedroom - Primary	Upper	11'11" x 19'1"
Laundry	Upper	5'9" x 3'8"
Bedroom	Upper	9'7" x 10'10"
Game Room	Basement	26'4" x 2'0"

Legal/Tax/Financial

Condo Fee:
\$261

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2110494**

Remarks

Pub Rmks:

Welcome to your dream home in the peaceful community of Crestmont, Calgary! This spacious and modern townhome is a corner unit, offering 1400+ square feet of comfortable living space with plenty of natural light. Built in 2021 and only ever owned by one family, this home is in pristine condition, featuring luxurious finishes throughout. You will also appreciate the low condo fees. With three bedrooms and three bathrooms, there's plenty of room for everyone. The main floor boasts an open-concept layout, perfect for entertaining or spending time with family. The kitchen is modern and stylish, with high-end appliances and plenty of counter space. Upstairs, you'll find three generous bedrooms, including a master suite with its own private bathroom and private balcony. This home also comes with a double attached garage, providing secure parking and extra storage. The basement is unfinished but offers tons of space and potential for redevelopment to suit your needs. Crestmont is a quiet and serene community, ideal for those who value peace and tranquility. It's conveniently located close to major highways and the University of Calgary, making commutes a breeze. Plus, for those who love the great outdoors, the mountains and Banff are just a short drive away, perfect for weekend getaways. Don't miss out on this incredible opportunity to own a beautiful, modern townhome in one of Calgary's most desirable neighborhoods! Book your showing today!

Inclusions:
Property Listed By:

n/a
Greater Property Group

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