



THE
A-TEAM

**RE/MAX
FIRST**

27 CRESTBROOK Link, Calgary T3B 6H1

MLS® #: **A2163552** Area: **Crestmont** Listing Date: **09/06/24** List Price: **\$925,000**
 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: **3,810 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Few Trees,Rectangular Lot,Sloped Down**
 Park Feat: **Double Garage Attached**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Washer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`6" x 9`0"	Dining Room	Main	15`6" x 10`0"
Living Room	Main	15`6" x 15`0"	Laundry	Upper	8`0" x 6`0"
Bonus Room	Upper	14`6" x 12`6"	Game Room	Basement	23`6" x 14`0"
Furnace/Utility Room	Basement	11`0" x 8`6"	Bedroom - Primary	Upper	14`6" x 14`6"
Bedroom	Upper	11`0" x 9`6"	Bedroom	Upper	11`0" x 9`6"
Bedroom	Basement	11`0" x 10`0"	2pc Bathroom	Main	5`0" x 5`0"
3pc Bathroom	Basement	9`6" x 5`0"	4pc Bathroom	Upper	12`6" x 5`0"

5pc Ensuite bath

Upper

14`0" x 10`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1811909

Zoning:

R-1S

Remarks

Pub Rmks:

Welcome to this exquisite detached home, nestled in the picturesque Crestmont community. Ideal for family life, this residence offers a perfect blend of comfort, style, and functionality. Step inside to find stunning hardwood floors that flow seamlessly throughout the main level. The open-concept design ensures that young families can easily keep an eye on the kids, fostering both connection and convenience. The kitchen is a chef's delight, featuring ample cabinetry, sleek stainless steel KitchenAid appliances, and a large island perfect for casual meals or supervising homework while preparing dinner. The adjacent dining area comfortably accommodates a large table, making it perfect for family gatherings. A beautiful fireplace anchors the living room, providing a cozy spot for holiday conversations and relaxation. Upstairs, the bonus room offers a welcoming retreat to unwind at the end of the day. The primary suite boasts a spacious window that floods the room with natural light, while the luxurious ensuite features dual vanities, a large soaking tub, a separate shower, and an expansive walk-in closet with built-in shelving. Two additional bedrooms, a shared bathroom, and a conveniently located laundry room complete this level. The newly finished basement provides ample space for recreation, whether you envision a movie room or a play area for the kids. It also includes a fourth bedroom and a dedicated bathroom, offering privacy for guests or older children. Outside, enjoy sunny meals on the deck just off the dining room or relax on the lower patio, all overlooking a generous landscaped backyard. Crestmont is a fantastic place to raise a family, with proximity to the mountains, WinSport, and a short drive to downtown. The community boasts walking paths, a water park, a playground, and various other amenities. Don't miss this opportunity to create lasting memories in a beautiful home within a vibrant community.

Inclusions:

Property Listed By:

Shed, Garage Heater, All Tv Wall Mounts

RE/MAX House of Real Estate

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