



THE
A-TEAM

**RE/MAX
FIRST**

12461 CRESTMONT Boulevard, Calgary T3B 5W6

MLS®#: **A2164805**

Area: **Crestmont**

Listing Date: **09/11/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **4,241 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,178**
Low Sqft:
Ttl Sqft: **2,178**

DOM

8

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

**Close to Clubhouse,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot
Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`1" x 14`11"
Living Room	Main	17`9" x 11`0"
Bedroom	Upper	10`0" x 11`3"
Bedroom	Lower	10`0" x 9`5"
Game Room	Lower	11`3" x 9`8"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Nook	Main	12`4" x 9`0"
Bedroom - Primary	Upper	11`10" x 16`11"
Bedroom	Upper	11`0" x 9`11"
Family Room	Upper	18`11" x 15`7"
Bonus Room	Lower	25`7" x 13`8"
3pc Bathroom	Lower	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **0010868**

Remarks

Pub Rmks: **Nestled in the peaceful community of Crestmont, this immaculately maintained, two-storey Albi home offers an exceptional blend of comfort, style, and functionality. The main floor greets you with a spacious foyer and a bright, open living space featuring hardwood floors, a stone-surrounded gas fireplace, and large windows that bathe the room in natural light. The well-appointed kitchen serves as the heart of the home, boasting a central island with a raised breakfast bar and wine rack, a corner pantry, and stainless steel appliances. Adjacent is a welcoming dining area that seamlessly transitions to the south-facing deck and landscaped backyard, complete with a pergola and custom shed, ideal for outdoor entertaining and relaxation. A convenient mudroom with washer and dryer, as well as a 2-piece powder room, complete the main level. Upstairs, the home continues to impress with a large bonus room, custom built-in shelving, and ample space for family activities or casual entertaining. The primary bedroom offers a private retreat with a walk-in closet and a luxurious ensuite featuring his-and-her sinks, a shower, and a large tub. Two additional generously sized bedrooms and a 4-piece bathroom provide plenty of space for family or guests. The newly renovated basement adds even more versatility, with a large entertainment area, a bedroom, and a 3-piece bathroom. Additional home features include central air-conditioning, a NEST thermostat, and built-in speakers. With a large yard, and custom storage shed, this property is ready to accommodate every aspect of family life. Located just steps from walking paths, green spaces, and playgrounds, this home offers a strong sense of community, enhanced by the nearby recreational facility, water park, and a newly opened shopping plaza. Convenient access to Winsport, Trinity Hills, and Calgary's city core, as well as proximity to the mountains, makes this home not just a place to live, but a lifestyle to enjoy.**

Inclusions: **Central Air Conditioner (as is)**
 Property Listed By: **RE/MAX First**

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











