



THE
A-TEAM

**RE/MAX
FIRST**

204 CRESTBROOK Common, Calgary T3B 6L1

MLS®#: **A2170999** Area: **Crestmont** Listing Date: **10/06/24** List Price: **\$565,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,485**
 Low Sqft:
 Ttl Sqft: **1,485**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Fiberglass,Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`11" x 7`10"	Living/Dining Room Combination	Main	15`9" x 11`4"
Kitchen With Eating Area	Main	12`1" x 11`11"	2pc Bathroom	Main	6`0" x 6`8"
Bonus Room	Second	11`6" x 7`0"	Bedroom - Primary	Second	11`11" x 11`9"
Balcony	Second	7`9" x 11`9"	Walk-In Closet	Second	6`6" x 5`6"
4pc Ensuite bath	Second	10`11" x 5`6"	Laundry	Second	6`10" x 3`6"
4pc Bathroom	Second	8`0" x 5`7"	Bedroom	Second	9`10" x 9`5"
Bedroom	Second	10`11" x 9`5"	Walk-In Closet	Second	4`10" x 5`8"

Legal/Tax/Financial

Condo Fee:
\$270

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2110494**

Remarks

Pub Rmks: **Welcome to this spacious two-storey townhouse nestled in the heart of Crestmont, conveniently close to parks, playgrounds, pathways, and nearby amenities. This is an exquisite townhouse with features that include AIR CONDITIONING, LOW CONDO FEES, and ATTACHED DOUBLE GARAGE. The thoughtfully laid out kitchen offers ample counter space, soft close cabinets, upgraded hood fan, large island and is complemented with sleek quartz countertops and stainless steel appliances. This residence boasts three bedrooms on the second level, including a large primary bedroom with double vanity and walk-in closet. Also on the second level is a flex room which can accommodate anything from a sitting area to an office. Luxury vinyl plank flooring adds a touch of practicality and elegance throughout. Book your appointment today!!**

Inclusions: **Black leatherette sofa bed in upstairs bedroom**
Property Listed By: **Real Estate Professionals Inc.**

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











