



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**233 CRESTMONT Drive, Calgary T4B 1G8**

MLS® #: **A2174434**      Area: **Crestmont**      Listing Date: **10/24/24**      List Price: **\$1,134,777**  
 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: **4,370 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,870**  
 Low Sqft:  
 Ttl Sqft: **2,870**

DOM  
**5**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Landscaped,Street Lighting**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Playground**  
 Construction: **Stone,Wood Frame**  
 Flooring: **Carpet,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer**  
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 15`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 12`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 11`4"</b>	<b>Office</b>	<b>Main</b>	<b>6`11" x 9`6"</b>
<b>Flex Space</b>	<b>Main</b>	<b>9`9" x 11`2"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`8" x 14`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>9`2" x 4`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`9" x 5`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`6" x 15`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`11" x 110`1"</b>

**Bedroom**  
**Bonus Room**  
**Game Room**  
**Other**  
**Hobby Room**  
**5pc Ensuite bath**  
**4pc Ensuite bath**

**Upper**  
**Upper**  
**Basement**  
**Basement**  
**Basement**  
**Upper**  
**Upper**

**11`0" x 10`2"**  
**16`2" x 13`2"**  
**17`10" x 28`5"**  
**10`7" x 3`10"**  
**9`1" x 7`3"**

**Bedroom**  
**Den**  
**Bedroom**  
**Exercise Room**  
**2pc Bathroom**  
**5pc Bathroom**  
**3pc Bathroom**

**Upper**  
**Upper**  
**Basement**  
**Basement**  
**Main**  
**Upper**  
**Basement**

**10`11" x 10`1"**  
**9`4" x 9`7"**  
**12`7" x 18`0"**  
**12`5" x 9`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**1810245**

Zoning:  
**R-G**

Remarks

Pub Rmks: **\*\*\* OPEN HOUSE ON SUNDAY OCTOBER 27TH - 2:00 TO 4:30 PM. \*\*\*\* Exuding Excellence this exceptional FULLY DEVELOPED WALKOUT property, backs onto a playground and green space, offering over 4,100 sq ft of living space across three levels. Designed to cater to all your needs, it features 4+1 bedrooms and 3.5+1 bathrooms in a thoughtfully arranged layout with spacious rooms that create an inviting and cohesive atmosphere. The neutral colour palette lends a timeless elegance, while ample windows enhance both aesthetics and energy efficiency. The main floor includes a den/office, ideal for remote work. The great room boasts a cozy gas fireplace and large windows that flood the space with natural light. The kitchen, a standout feature, is equipped with tall white cabinetry that complements the 9-ft ceilings, high-end built-in stainless steel appliances, quartz countertops, and a generous walk-through pantry. Upstairs, you'll discover 4 spacious bedrooms, including 2 primary suites with luxurious en suites and large walk-in closets. One primary suite offers a peaceful retreat overlooking the green space, seamlessly blending with the natural surroundings. The upper level also includes a sizeable bonus room. 9-ft ceilings on both the Main floor and the basement. This Crestmont neighbourhood provides ample opportunities for outdoor activities amidst beautiful scenery. Its convenient location offers quick access to major roadways like Highway 1 and Stoney Trail, making it easy to reach other parts of the city and nearby amenities. Don't miss the chance to explore your dream home—schedule your viewing today!**

Inclusions:  
 Property Listed By:

**N/A**  
**RE/MAX Complete Realty**

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













