



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: **Pending** 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

27
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>
Living Room	Main	13`5" x 15`3"	Kitchen	Main	11`5" x 12`5"
Dining Room	Main	15`0" x 11`4"	Office	Main	6`11" x 9`6"
Flex Space	Main	9`9" x 11`2"	Foyer	Main	7`8" x 14`6"
Mud Room	Main	9`2" x 4`9"	Laundry	Main	8`9" x 5`9"
Bedroom - Primary	Upper	17`6" x 15`7"	Bedroom	Upper	10`11" x 110`1"

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: **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: **N/A**
 Property Listed By: **RE/MAX Complete Realty**

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













