



THE
A-TEAM

**RE/MAX
FIRST**

13 CRESTBROOK Way, Calgary T3B 6G3

MLS®#: **A2197434** Area: **Crestmont** Listing Date: **03/04/25** List Price: **\$1,200,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **4,467 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,165**
 Low Sqft:
 Ttl Sqft: **2,165**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Heated Garage,Insulated,Secured,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Storage**

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

Kitchen Appl: **See Remarks**
 Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`0" x 14`0"
Office	Main	9`2" x 9`9"
2pc Bathroom	Main	4`11" x 4`8"
Bedroom	Upper	11`7" x 10`10"
Bonus Room	Upper	12`10" x 13`10"
4pc Bathroom	Upper	9`1" x 4`10"
Bedroom	Basement	8`10" x 13`10"

Room	Level	Dimensions
Living Room	Main	14`8" x 16`0"
Dining Room	Main	12`0" x 9`1"
Bedroom - Primary	Upper	12`10" x 16`1"
Bedroom	Upper	11`7" x 10`11"
Laundry	Upper	5`4" x 8`8"
5pc Ensuite bath	Upper	11`7" x 10`8"
Walk-In Closet	Upper	5`9" x 8`9"

Game Room
Kitchenette
Furnace/Utility Room

Basement
Basement
Basement

23`9" x 15`3"
7`10" x 4`3"
5`6" x 9`4"

Bedroom
4pc Bathroom

Basement
Basement

8`5" x 12`9"
8`10" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810245

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning former showhome with extensive upgrades situated in the highly sought-after community of Crestmont. Boasting over 3000 sq ft of meticulously designed living space, this home offers 5 bedrooms, 3.5 bathrooms, air conditioning and an insulated and heated double attached garage w/ built in shelving and 8 foot high overhead door. As you step inside, you'll be greeted by the warmth of lustrous hardwood floors and an abundance of natural light streaming through expansive windows, creating an inviting atmosphere throughout the kitchen, living room, and dining area. The open concept main floor features a gourmet kitchen w/ upgraded stainless steel appliances, custom backsplash, quartz countertops, convenient walkthrough pantry, and a sprawling island perfect for entertaining. Other features include a comfortable living room with gorgeous fireplace feature wall, an inviting dining area with patio door access to the rear deck and fully landscaped yard and a main floor flex room that would be ideal for your home office. Venture upstairs to discover three generously sized bedrooms as well as a spacious bonus room that is perfect for family movie nights. The king sized primary suite is a true retreat, boasting a luxurious 5-piece ensuite with upgraded tub and shower, dual sinks and a walk-in closet w/ direct access to the laundry room. The lower level of this home has been fully developed, offering 9 foot ceilings, a sprawling family room complete with wet bar/kitchenette and games area, two additional bedrooms (one of which is currently used as a home gym), a full bathroom and a utility room that has been insulated for sound deadening. Outside, the west backyard and deck offer an ideal setting for outdoor entertaining, while the double attached garage and expansive driveway ensure ample parking space. This home still shows like a showhome as these original owners have only resided here part-time. Don't miss out on this incredible opportunity—schedule your private viewing today and embrace the lifestyle you deserve!

Inclusions:

Refrigerator, Built-In Oven, Gas Cooktop, Range Hood, Microwave, Dishwasher, Washer, Dryer, Garage Door Opener and Control, all Window Coverings, Bar Fridge, Air Conditioner, Garage Heater, Garage Floor Protection, Garage Shelving, Shelving under the stairs in basement, Gazebo on rear deck, Security camera at driveway RE/MAX House of Real Estate

Property Listed By:

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











