



THE
A-TEAM

**RE/MAX
FIRST**

49 CRESTBROOK View, Calgary T3B 6G7

MLS®#: **A2205192** Area: **Crestmont** Listing Date: **04/01/25** List Price: **\$1,300,049**
 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: **4,746 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,574**
 Low Sqft:
 Ttl Sqft: **2,574**

DOM

12
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	12`1" x 17`2"
Bedroom	Upper	10`1" x 15`0"
5pc Ensuite bath	Upper	
Laundry	Upper	5`4" x 7`5"
Bonus Room	Upper	16`2" x 16`1"
Foyer	Main	11`2" x 12`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Upper	14`0" x 13`6"
Bedroom	Upper	10`8" x 10`11"
5pc Bathroom	Upper	
Walk-In Closet	Upper	11`6" x 6`4"
2pc Bathroom	Main	
Pantry	Main	7`8" x 6`7"

Mud Room
Dining Room
Kitchen
Kitchenette
Bedroom

Main 4`11" x 7`8"
Main 13`1" x 12`0"
Main 15`11" x 16`3"
Basement 10`0" x 9`10"
Basement 10`8" x 12`0"

Living Room
Den
Game Room
4pc Bathroom

Main 12`11" x 17`3"
Main 13`1" x 12`0"
Basement 29`3" x 33`7"
Basement

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **1811909**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this stunning 2574sq ft two-story home in the serene and nature loving, Crestmont! If location is paramount on your list, look no further than this outstanding community. This home is completely finished with a total of 5 large bedrooms (4 upstairs), 3.5 baths, double attached garage and move in ready! You'll find this immaculate property has timeless touches and is absolutely spotless! As you enter the home, you will be greeted by a fantastic foyer with lots of space to welcome visitors. The open floorplan features a spacious living room with a gas fireplace mounted on a modern tile background, a formal dining area or could perhaps double as a den, and a beautiful breakfast nook. The elegant yet modern kitchen comes with dark maple shaker cabinets to the ceiling, a classic white subway backsplash laid in diagonal herringbone pattern, stainless steel appliances including a gas cooktop, built in wall oven and microwave, French door fridge and a chimney style hoodfan) and quartz counters throughout. Light white oak, tile and neutral grey carpet are the flooring of choice in this home. Custom blinds are outfitted throughout as well as air conditioning has been installed for comfort in the hot summer months. Upstairs, you will find a luxurious primary bedroom space with a large walk-in closet and spa-like ensuite bathroom with a dual sink vanity, soaker tub, water closet, and easy to clean shower. There is a peek of a mountain view from this room! Separating the primary and the additional 3 bedrooms is a fabulous bonus room, great for family movie nights! Three additional perfectly sized bedrooms, a 5 pc bathroom (huge vanity) and a laundry room with built in pedestal and storage complete the upper level. The fully finished basement offers a large entertainment space, kitchenette, additional bedroom and full bathroom, along with lots of storage space included in the utility room and finished storage room under the stairs. Enjoy all seasons and step outside into the beautifully landscaped oasis backyard, complete with two concrete patios, one covered, one open with border of trees around the fence line for privacy along with a large deck spanning the back of the house. This gorgeous and well maintained home is move in ready! Don't miss out on this rare opportunity to own a truly exceptional home in an extremely desirable neighborhood. Schedule your showing today!**

Inclusions: **Blinds; Wall mounted TV's; Projector and Screen**
Property Listed By: **Ally Realty**

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

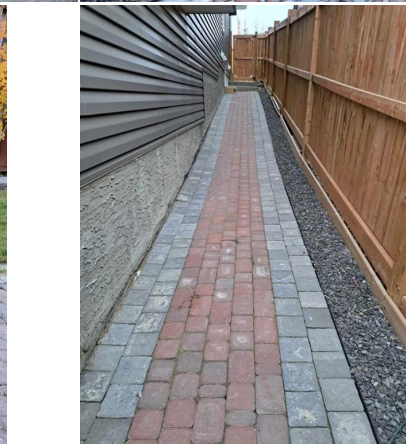
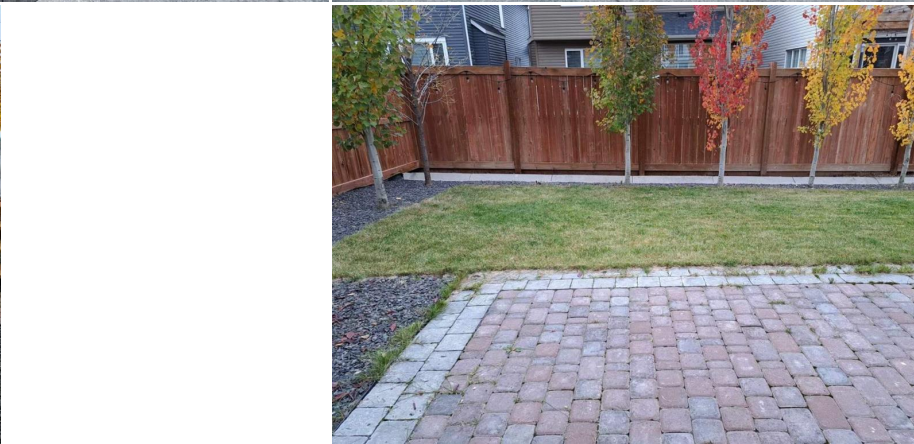
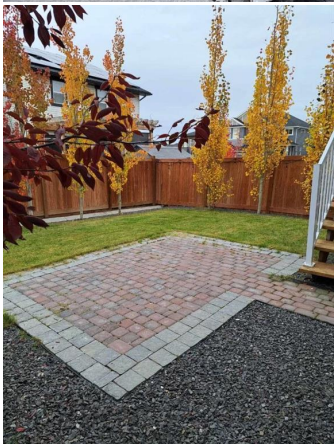












49 Crestbrook View SW, Calgary, AB

Main Floor Exterior Area 1146.79 sq ft
Interior Area 1059.65 sq ft
Excluded Area 483.45 sq ft



PREPARED: 20250302



While regions are excluded from total floor area in GLDCE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



49 Crestbrook View SW, Calgary, AB

2nd Floor Exterior Area 1626.73 sq ft
Interior Area 1333.28 sq ft



PREPARED: 20250302



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49 Crestbrook View SW, Calgary, AB

Basement (Below Grade) Exterior Area 1049.94 sq ft
Interior Area 971.02 sq ft



PREPARED: 2025/03/22



While regions are excluded from total floor area in GUSSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.