

73 Crestmont Drive SW  
Calgary, Alberta

MLS # A2234921



**\$779,900**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crestmont                              |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 2,204 sq.ft.                           | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 5                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Street Lighting |               |                   |

|                    |                                                                                                                                                                         |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Baseboard, Fireplace(s), Forced Air, Natural Gas                                                                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                                                                                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                                                                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                                                                                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Wet Bar |                   |      |
| <b>Inclusions:</b> | Storage Shed can stay, Trampoline & Hot Tub are Negotiable (included but as is)                                                                                         |                   |      |

Welcome to this large family home sitting on a walkout lot with views of the Rocky Mountains! Just under 3000 total sq ft with a fully finished walkout basement. The main floor is wide open with upgraded kitchen cabinets and gleaming granite countertops. There is hardwood floors through to the kitchen, dining room & home office/den. The centre island is massive with dual undermount sinks and extra storage. There is plenty of cabinets and drawers plus a large corner pantry! Overlooking the front of the house is an oversized home office or den area~ perfect flex area for whatever you need. The garage is drywalled, insulated and heated. Upstairs you will love the custom wood railings and the huge Bonus room~ amazing entertainment space will hold any sized furniture. The Primary Bedroom has vaulted ceilings, a large walkin closet, a nice mountain view and an incredible 5 pce luxurious ensuite boasting dual sinks in the vanity, granite countertops, a deep corner soaker tub, a cozy stand up shower with corner seat and tiled floors. The two spare bedrooms are a good size (one has a handy walkin closet) and they can share the main 4 pce bathroom. The walkout level is fully finished with tiled flooring, knockdown ceiling with recessed lighting and large windows. There is a corner wet bar with upper & lower cabinets. The living room has a gas fireplace for extra comfort. There is one huge bedroom (the 4th one) and a large den (no closet but does have a stand up armoir & a big window). The basement has a full 4 pce bathroom as well. There is a good sized brick patio at the walkout entrance, a stone sidewalk comes from the front for easy access to the back. The private west facing backyard is a good size. The home has central AC, builtin vacuflo and can include the two spare fridges and the stand up freezer too. This is a great family for a large extended family.

Easy walk to the Crestmont Community centre. Quick drive to get to the 16th Ave, Stoney Tr and downtown.