\$975,000 - 93 Crestbrook View Sw, Calgary

MLS® #A2200380

\$975,000

6 Bedroom, 4.00 Bathroom, 2,316 sqft Residential on 0.11 Acres

Crestmont, Calgary, Alberta

FULLY FINISHED WALKOUT | MODERN 2 BEDROOM LEGAL SUITE | SEPARATE LAUNDRY AREAS | 6 TOTAL BEDROOMS + A DEN | SYLISHLY DESIGNED | EXTREMELY WELL MAINTAINED | LIVING ROOM FIREPLACE | MAIN FLOOR DEN | UPPER LEVEL BONUS ROOM | LAVISH PRIMARY SUITE | OVERSIZED DOUBLE ATTACHED GARAGE | OUTSTANDING LOCATION! Extremely well maintained, like-new 6 bedroom home with an legal suite in the finished walkout basement! Over 3,170 sq. ft. of developed space is stylishly designed with wide plank flooring, a neutral colour pallet and a casually elegant designer style throughout. The living room invites relaxation in front of the gas fireplace while oversized windows stream in natural light. Show off your culinary prowess in the stunning chef's dream kitchen featuring stone countertops, a gas cooktop, a large centre island with breakfast bar seating and a walk-through pantry for easy grocery unloading. Easily entertain in the adjacent dining room or proceed through patio sliders to the upper deck and enjoy casual barbeques and time spent unwinding. The front den is a fantastic office, study or play space. Gather in the bonus room on the upper level and connect over engaging movies and games nights. Retreat at the end of the day to the primary oasis, a true owner's sanctuary thanks to the generous size, large walk-in closet and lavish ensuite boasting dual vanities, a deep







soaker tub and an oversized shower. 3 additional bedrooms are all spacious and bright sharing the 4-piece bathroom. Laundry conveniently completes this level, no need to haul loads up and down the stairs! The 2 bedroom legal suite in the walkout basement is private from the upper levels and even includes its own separate laundry. This beautifully designed level is great for extended family members, long-term guests, older children still living at home or more stylish space for your family to enjoy! The open concept space is sophistically designed, incorporating a large living room and a modern kitchen with stainless steel appliances, stylish finishes and a breakfast bar on the peninsula island. Walk out to the covered patio and enjoy lazy weekends lounging soaking up the sun and fresh air. The ginormous yard has ample space for kids and pets to run and play. This extraordinary home exudes pride of ownership and bestows a ton of space for any large or growing family. Wonderfully located in the community of Crestmont offering a plethora of amenities including parks, walking paths, a spray park, firepits, a storm pond and a community centre with family-focused activities for all ages and seasons. Truly a phenomenal family-ready home in an unbeatable location!

Built in 2022

Essential Information

MLS®#	A2200380
Price	\$975,000
Bedrooms	6

Bathrooms 4.00 Full Baths 3 Half Baths 1

Square Footage 2,316

Acres 0.11

Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 93 Crestbrook View Sw

Subdivision Crestmont
City Calgary
County Calgary
Province Alberta
Postal Code T3B 6G8

Amenities

Amenities Clubhouse, Park, Playground, Recreation Facilities

Parking Spaces 4

Parking Double Garage Attached, Oversized

of Garages 2

Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry,

Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In

Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas

Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator,

Washer, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025

Days on Market 30

Zoning R-G

HOA Fees 350

HOA Fees Freq. ANN

Listing Details

Listing Office LPT Realty

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