

# \$950,000 - 13 Crestbrook Way Sw, Calgary

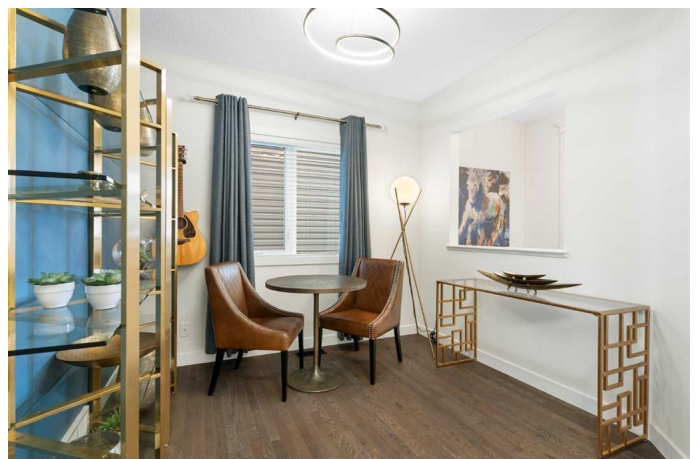
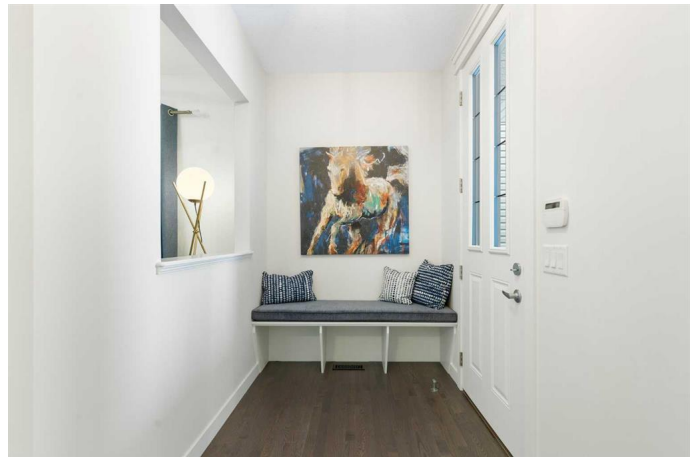
MLS® #A2197434

**\$950,000**

5 Bedroom, 4.00 Bathroom, 2,166 sqft  
Residential on 0.10 Acres

Crestmont, Calgary, Alberta

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 opportunityâ€”schedule your private viewing today and embrace the lifestyle you deserve!

Built in 2017

### **Essential Information**

MLS® #	A2197434
Price	\$950,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,166
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	13 Crestbrook Way Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6G3

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, See Remarks, Secured
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Wet Bar
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 4th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	368
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX House of Real Estate
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