

## 19 Crestbrook Link SW Calgary, Alberta

MLS # A2190465



# \$994,900

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,538 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Open House Sat Feb 8th 2-4 pm/Sun Feb 9th 11 am-1 pm\*\*** Welcome to this thoughtfully designed home, offering over 3400 sqft of developed living space in the vibrant community of Crestmont. Just steps from the picturesque Crestmont West Park & Playground, this home is perfectly situated for families looking to enjoy both nature and community living. Inside, you'll find luxury vinyl flooring, elegant ceiling-height cabinetry, and sleek stainless-steel appliances in the kitchen. The expansive quartz island, added counter space, and storage make this kitchen a dream for both everyday living and entertaining. A cozy gas fireplace warms the living room, while remote-controlled window coverings in the living room, on the patio doors, and in the primary bedroom add extra convenience. The main floor also features a formal dining area and a walkthrough pantry leading to the garage, complete with built-in lockers for easy organization. Upstairs, a spacious bonus room offers endless possibilities, alongside an office nook perfect for work or study. The serene primary bedroom boasts mountain views, a generous walk-in closet with direct access to the upstairs laundry room, and a spa-like ensuite with dual vanities, a separate tub, and a walk-in shower with a built-in bench. The second and third bedrooms both feature their own walk-in closets and share a well-appointed 4-piece bathroom. The fully finished walkout basement expands your living space with a bright and inviting rec room, another designated office space, an additional bedroom, and another full bathroom—ideal for guests or extended family. Living in Crestmont means more than just a beautiful home—it's a lifestyle. This vibrant community has its own community hall and splash park where neighbours come together for annual Halloween, Christmas, and Stampede breakfasts, as

well as year-round activities like yoga classes and paint nights. With quick access to the mountains and the city, you're only 45 minutes from Canmore and just 20 minutes from downtown Calgary. This home truly has it all—luxury, convenience, and a strong sense of community. Don't miss your chance to make it yours!