

# \$850,000 - 40 Crestmont Way Sw, Calgary

MLS® #A2224331

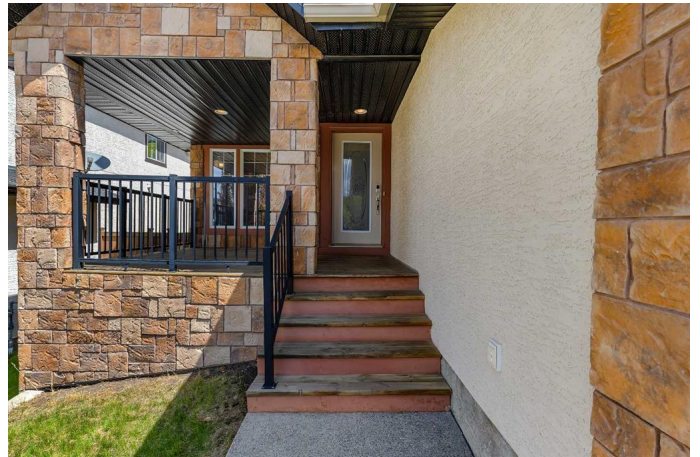
## \$850,000

4 Bedroom, 4.00 Bathroom, 2,397 sqft

Residential on 0.11 Acres

Crestmont, Calgary, Alberta

WOW â€” discover a stunning 3,503 sq. ft. two-storey home nestled in the serene community of Crestmont, backing onto picturesque green space and a treed environmental reserve with no neighbors directly behind. The living area is complemented by soaring ceilings, showcases an abundance of natural light and the spaciousness of this home. It begins with a generous front porch, perfect for enjoying your morning coffee, and continues through a welcoming foyer that invites you into this charming family residence. The well-designed kitchen features a functional layout, breakfast island, corner pantry, and stylish maple cabinets adorned with granite countertops, all harmonized by beautiful ceramic tiled flooring and recessed lighting. A delightful arched opening lead to the breakfast nook, where large windows flood the area with natural light. The corner fireplace in the living room serves as a striking focal point, enhanced by a gas fireplace. Adjacent to the family room is a dedicated office space with built-in desk and shelves, adorned with three etched windows that allow light to flow from the family room. Entertainment is a breeze with a designated dining room, followed by a cozy living area. Completing the main floor is a convenient two-piece bath and laundry room. Ascend the elegant staircase to discover the master retreat, featuring French doors, a four-piece ensuite, and a spacious walk-in closet. A bonus sitting area with large windows offers a



scenic view of the treed green space behind the home. Additionally, there are two more bedrooms and a four-piece bath on this level. The lower level boasts 1,106 sq. ft. of developed space, which includes a rec room, an additional bedroom, and a four-piece bath, along with dedicated office space. This remarkable home has been exceptionally well-maintained and is conveniently located near parks, playgrounds, a community center, and walking paths.

Built in 2006

**Essential Information**

MLS® #	A2224331
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,397
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	40 Crestmont Way Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0L6

**Amenities**

Amenities	Recreation Room, Park
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 24th, 2025
Days on Market	88
Zoning	DC
HOA Fees	350
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.