

# \$939,900 - 85 Cresthaven View Sw, Calgary

MLS® #A2206514

**\$939,900**

4 Bedroom, 4.00 Bathroom, 2,161 sqft

Residential on 0.14 Acres

Crestmont, Calgary, Alberta

OPEN HOUSE SUNDAY, MAY 18TH FROM 1 - 4 PM. This immaculately maintained 2-storey family home offers a fully developed walk-out basement that sits on a massive 6,253 sq.ft. corner Lot, nestled in the serene hilltop community of Crestmont featuring walking paths, a water park, recreational facility, shopping as well as playgrounds. Great curb appeal, bright and open floorplan with plenty of natural lights coming in from the large windows. Spacious kitchen with plenty of cabinetry space with main floor flex room. Up the staircase, there are 3 good sized bedrooms with amazing mountain views. Soaring high ceilings in the living room that offers an exceptional blend of comfort, style and functionality. The basement consists of a wetbar, a fourth bedroom and another full bathroom. Outside, enjoy the large deck just off the dining room overlooking a beautiful landscaped backyard with built-in water sprinklers. Recent upgrades include hot water tank 2021 and shingles 2019. Conveniently located close to Winsport, Greenwich Farmers Market and Calgary's City Core, as well as proximity to the mountains. Easy access to TransCanada Highway and Stoney Trail ring road. Embrace the lifestyle you've been dreaming of, not just a place to live but a lifestyle to enjoy.

Built in 2002

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2206514    |
| Price          | \$939,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,161       |
| Acres          | 0.14        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 85 Cresthaven View Sw |
| Subdivision | Crestmont             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B 5Y1               |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Playground, Recreation Facilities |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Attached            |
| # of Garages   | 2                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Wet Bar  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line                                      |
| Lot Description   | Corner Lot, Irregular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 54               |
| Zoning         | R-CG             |
| HOA Fees       | 350              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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.