

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

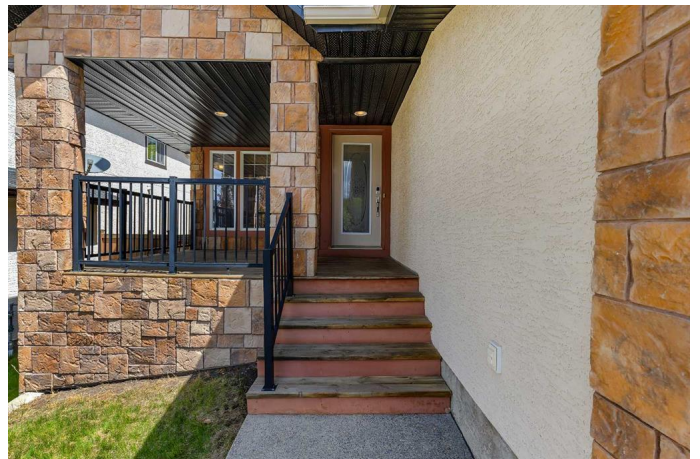
MLS® #A2224331

**\$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 99  
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„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.