

# \$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

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	4
Zoning	R-CG
HOA Fees	350
HOA Fees Freq.	ANN

### **Listing Details**

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

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.