

# \$764,900 - 73 Crestmont Drive Sw, Calgary

MLS® #A2234921

**\$764,900**

5 Bedroom, 4.00 Bathroom, 2,204 sqft

Residential on 0.10 Acres

Crestmont, Calgary, Alberta

Welcome to this large family home sitting on a walkout lot with views of the Rocky Mountains! Just under 3000 total sq ft with a fully finished walkout basement. The main floor is wide open with upgraded kitchen cabinets and gleaming granite countertops. There is hardwood floors through to the kitchen, dining room & home office/den. The centre island is massive with dual undermount sinks and extra storage. There is plenty of cabinets and drawers plus a large corner pantry! Overlooking the front of the house is an oversized home office or den area~ perfect flex area for whatever you need. The garage is drywalled, insulated and heated. Upstairs you will love the custom wood railings and the huge Bonus room~ amazing entertainment space will hold any sized furniture. The Primary Bedroom has vaulted ceilings, a large walkin closet, a nice mountain view and an incredible 5 pce luxurious ensuite boasting dual sinks in the vanity, granite countertops, a deep corner soaker tub, a cozy stand up shower with corner seat and tiled floors. The two spare bedrooms are a good size (one has a handy walkin closet) and they can share the main 4 pce bathroom. The walkout level is fully finished with tiled flooring, knockdown ceiling with recessed lighting and large windows. There is a corner wet bar with upper & lower cabinets. The living room has a gas fireplace for extra comfort. There is one huge bedroom (the 4th one) and a large den (no closet but does have a stand up armoire & a big window).



The basement has a full 4 pce bathroom as well. There is a good sized brick patio at the walkout entrance, a stone sidewalk comes from the front for easy access to the back. The private west facing backyard is a good size. The home has central AC, builtin vacuflow and can include the two spare fridges and the stand up freezer too. This is a great family for a large extended family. Easy walk to the Crestmont Community centre. Quick drive to get to the 16th Ave, Stoney Tr and downtown.

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234921    |
| Price          | \$764,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,204       |
| Acres          | 0.10        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 73 Crestmont Drive Sw |
| Subdivision | Crestmont             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B 5Z6               |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Clubhouse, Picnic Area, Playground, Pool, Park, Recreation Facilities |
| Parking Spaces | 2                                                                     |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                 |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Baseboard                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                                       |
| Fireplaces        | Gas, Mantle, Recreation Room, Stone                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Dock   |
| Lot Description   | Back Yard, Landscaped, Street Lighting |
| Roof              | Asphalt                                |
| Construction      | Stone, Vinyl Siding                    |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 83              |
| Zoning         | R-CG            |
| HOA Fees       | 350             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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