

# \$960,000 - 51 Crestbrook Link Sw, Calgary

MLS® #A2196179

**\$960,000**

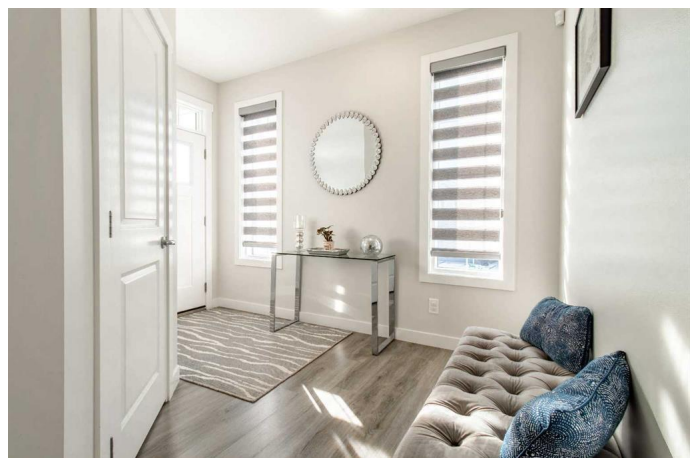
3 Bedroom, 3.00 Bathroom, 2,120 sqft

Residential on 0.12 Acres

Crestmont, Calgary, Alberta

Located on Calgary's western edge, Crestmont provides residents with convenient access to urban amenities and outdoor activities. Nature enthusiasts will appreciate the proximity to the Rocky Mountains, which are within a one-hour drive. The community is situated near the Trans-Canada Highway, offering easy access to downtown Calgary, Canada Olympic Park (WinSport), Crowfoot, Stoney Trail, and other destinations. This modern home features an open-concept main floor, with 2,119 square feet of living space, three bedrooms, 2.5 bathrooms, a bonus room, custom closets with built-ins, and an upper-level laundry room with wooden shelves. The walkout basement provides potential for additional living space, while the double attached garage offers extra storage. Situated on a corner lot, this home enjoys additional privacy and a larger yard. Call your trusted Realtor for a private showing.

Built in 2019



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2196179  |
| Price          | \$960,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,120     |

|            |             |
|------------|-------------|
| Acres      | 0.12        |
| Year Built | 2019        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 51 Crestbrook Link Sw |
| Subdivision | Crestmont             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B 6G9               |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Park, Playground                                                    |
| Parking Spaces | 4                                                                   |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Off Street |
| # of Garages   | 2                                                                   |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Humidifier    |
| Heating           | Fireplace(s), Forced Air                                                                                                                              |
| Cooling           | Central Air                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                     |
| Fireplaces        | Electric, Family Room, Stone, Mantle                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Out                                                                                                            |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | BBQ gas line, Fire Pit            |
| Lot Description   | Corner Lot, Few Trees, Landscaped |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Mixed, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 71                  |
| Zoning         | R-G                 |
| HOA Fees       | 350                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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