



\$ 975,000.00

35 CRESTRIDGE HEIGHTS SW CALGARY

<https://paulbrinton.com>

Have you been searching for a home in a quiet community close to downtown, COP, and the mountains? Then you will want to see this fabulous four bedroom, 2-story, with bonus room and walkout basement home. Crestmont is one of Calgary's best-kept secrets! It is tucked into the hillside just...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1148519

Type: Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-30 19:56:15

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 11/25/21

Two Piece Bath: 1

Lot size: 6910 sq ft

Year built: 2006

Parking: Heated Garage, Triple Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Association Amenities:

Clubhouse,Playground,Recreation Facilities

Community Features:

Clubhouse,Park,Playground,Sidewalks,Street Lights

Fencing: Fenced

Cooling: Central Air

Total Parking: 6

Flooring: Carpet,Hardwood,Tile

Fireplace Features: Basement,Family Room,Gas,Glass Doors,Stone

Exterior Features: Private Yard

District: CAL Zone W

Inclusions: Shed, motorized outdoor screen, wall-mounted TV in the kitchen, alarm equipment (no-contract)



Interior Features: Built-in Features,Closet Organizers,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Vaulted Ceiling(s),Wired for Sound

Roof Type: Asphalt Shingle

Lot Features: Lawn,Many Trees,Private

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Walk-Out

Laundry features: Laundry Room, Main Level

Transaction Type: For Sale

Photo Count: 50

Construction Materials:
Stone,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Oven,Refrigerator,See Remarks,Washer,Water Distiller,Water Softener,Window Coverings

Subdivision Name: Crestmont

Lot Size Acres: 0.16

Levels: Two

Zoning: DC (pre 1P2007)

List Price Square Foot: \$ 343.03

Rooms Above Grade: 9

Suite: No

Frontage Metres: 19.97M 65`6"

Living Area SF: 2842.34

Structure Type: House

Restrictions: Easement Registered On Title,Restrictive Covenant-Building Design/Size,Utility Right Of Way

