

73 Cresthaven View SW  
Calgary, Alberta

MLS # A2273475



**\$750,000**

|                  |                                                                                |               |                   |
|------------------|--------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crestmont                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                              |               |                   |
| <b>Style:</b>    | Bungalow                                                                       |               |                   |
| <b>Size:</b>     | 1,350 sq.ft.                                                                   | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3                                                                              | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                                         |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot |               |                   |

|                    |                                                                                                                                                     |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                                                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Linoleum, Tile                                                                                                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) |                   |      |
| <b>Inclusions:</b> | Refrigerator in Basement, Garden Shed                                                                                                               |                   |      |

Opportunity comes knocking on your door; welcome to this fabulous three bedroom walk-out bungalow a rare find indeed. Located on a quiet street surrounded by mature landscaping offering privacy and tranquility. The main living space offers an open concept design floorplan with beautiful hardwood flooring. Off the living room; step out onto a raised deck and enjoy a morning breakfast or a nice BBQ in the evening. The large primary bedroom features a large walk-in closet and a three piece ensuite with a convenience of a walk-in shower. The second bedroom on the main floor can be used as an office or as a quiet space for study or reading. AS you enter the walk-out level; you are greeted by a massive recreation room complete with a large wetbar; an ideal room for entertaining. This floor is combined with a large family room with a cozy gas stove for added comfort. The third bedroom is on the lower level; ideal as guest bedroom and there is also a large full bathroom. Garden doors open onto a very private patio for you to enjoy the peaceful surroundings of your garden. Unique to this property is a second driveway that is fully compliant with the City, ideal for just parking another vehicle or even a small RV. For year round comfort; this home also features Central Air Conditioning. The community offers the convenience of abundant walking and cycling pathways, a fabulous community center for you to enjoy, and for golfers there are three great golf courses nearby; minutes away to downtown, and shopping local at the Farmer's Market. This home is in move-in condition and shows pride of ownership throughout. Don't miss out on this fabulous opportunity; call for your private viewing today.