



## 12481 Crestmont Boulevard Calgary Alberta

\$919,900

Indulge yourself in this extraordinary opportunity in the highly desirable SW Calgary community of Crestmont. With 3,200+ sq. ft. of carefully designed living space spread over three levels, 4 bedrooms, 3.5 baths and a pivotal location you cannot let this one slip away. A wide front drive and heated, double attached garage gives you ample parking for four vehicles. A NW front-facing railed porch is your calm spot at day's end. The brightly lit foyer with sidelights welcomes you in and straight ahead, the open concept main floor features ash, wide-plank hardwood flooring and muted colors throughout. The dining room has an elegant tray ceiling and is perfect for more formal gatherings. A walk-through hall with butler's pantry leads to a very impressive high-ceilinged kitchen boasting modern white cabinetry, gleaming granite countertops, tiled backsplash, a breakfast bar/ island with under counter double sinks and stainless appliances. The adjacent breakfast nook showcases a beautiful array of windows and provides access to the deck. The living room is breathtaking with tall ceilings and views to the second level. The large stone-surround gas fireplace makes for snug winter evenings. A spare room could serve as a home office and a well-appointed laundry room with tons of storage and a 2-pc. bath wrap up this level. The second level repeats with the light, wide-plank hardwood flooring and lots of natural light. A bonus room at the top of the stairs would be excellent as a family room or play area for the kids. The extra roomy primary bedroom is your private sanctuary with walk-through 5-pc. ensuite (double sinks, soaker tub) leading to a sizable walk-in closet. Two additional bedrooms share a second 5-pc. bath. The basement level is fully finished with carpeting, a rec room, a 4th bedroom, 3-pc. bath and utility room. Moving outside, the rear deck is equipped with a BB...

5pc Bathroom 7.75 Ft x 8.92 Ft

5pc Bathroom 10.00 Ft x 11.17 Ft

Bedroom 9.83 Ft x 14.42 Ft

Bedroom 10.92 Ft x 10.92 Ft

Family room 11.17 Ft x 13.50 Ft

Primary Bedroom 14.00 Ft x 15.58 Ft

Furnace 14.08 Ft x 21.33 Ft

2pc Bathroom 7.42 Ft x 3.50 Ft

Breakfast 14.00 Ft x 9.67 Ft

Dining room 12.50 Ft x 9.25 Ft

Foyer 11.58 Ft x 6.33 Ft

Kitchen 14.00 Ft x 11.33 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Other 10.00 Ft x 5.25 Ft

3pc Bathroom 9.42 Ft x 5.67 Ft

Bedroom 9.42 Ft x 15.00 Ft

Recreational, Games room 27.92 Ft x 19.75 Ft

Laundry room 7.17 Ft x 9.17 Ft

Living room 15.08 Ft x 13.08 Ft

Office 11.00 Ft x 11.75 Ft