

# \$959,000 - 16 Crestbrook Way Sw, Calgary

MLS® #A2208499

**\$959,000**

4 Bedroom, 3.00 Bathroom, 2,562 sqft  
Residential on 0.09 Acres

Crestmont, Calgary, Alberta

This large 2 storey family home boasts over 2500sf above grade and backs onto a greenbelt/walking pathway! In show home condition, enter to a very spacious foyer which leads past the enclosed den to the rear great room, dining area and gourmet kitchen. Note the gigantic kitchen island-perfect for entertaining! The upper floor boasts 4 bedrooms, laundry, PLUS, a large bonus room! The lower level is unfinished, waiting your personal touches. This is an amazing location with in walking distance to the Crestmont community clubhouse, commercial plaza and vast walking paths! Enjoy very quick access to the mountains and downtown, plus the new Stoney Tr adds even more options going north and south. If you're looking for a large family home is "as new condition", don't miss out on this beautiful property!

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208499  |
| Price          | \$959,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,562     |
| Acres          | 0.09      |



16 Crestbrook Wy SW, Calgary, AB

Main Floor Exterior Area 1121.25 sq ft  
Interior Area 1064.12 sq ft  
Excluded Area 522.20 sq ft



0 5 10 FT PREPARED: 20250403

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



16 Crestbrook Wy SW, Calgary, AB

Upper Floor Exterior Area 1441.05 sq ft  
Interior Area 1347.81 sq ft



0 4 8 FT PREPARED: 20250403

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



|            |             |
|------------|-------------|
| Year Built | 2018        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 16 Crestbrook Way Sw |
| Subdivision | Crestmont            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 6G3              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                    |
| Lot Description   | Rectangular Lot                                 |
| Roof              | Asphalt Shingle                                 |
| Construction      | Shingle Siding, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 12              |
| Zoning         | R-G             |
| HOA Fees       | 350             |
| HOA Fees Freq. | ANN             |

## **Listing Details**

Listing Office            RE/MAX House of Real Estate

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