

**51 Crestbrook Link SW**  
**Calgary, Alberta**
**MLS # A2196179**

**\$960,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,120 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	Basement refrigerator, blinds, Shelves on bedroom, garage shelves, living room tv mount.		

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.