

**35 Crestmont Drive SW
Calgary, Alberta**

MLS # A2310292



\$760,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,763 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Kitchen Island		

Inclusions: Backyard shed, Murphy Bed and shelves in the basement

Warm, welcoming, and beautifully updated, this exceptional family home in the sought-after community of Crestmont offers incredible value in one of Calgary's most desirable westside neighbourhoods. Situated on a spacious corner lot with a beautifully landscaped west-facing backyard, this fully developed two-storey home combines comfort, functionality, and timeless style. The bright open-concept main floor features updated vinyl plank flooring, a spacious great room anchored by a stunning stone fireplace, and a thoughtfully designed maple kitchen complete with granite countertops, stainless steel appliances, oversized island, walk-through pantry, and a brand new refrigerator (2025). Upstairs, you'll find brand new carpet (2026) throughout, three generous bedrooms, and a versatile bonus room with a French door, soaring ceilings, and a built-in entertainment centre. This space is perfect as a media room, home office, guest space, or potential fourth bedroom. The primary room offers a walk-in closet and an ensuite with a jetted tub. The professionally developed lower level expands the living space with a large family room, built-in Murphy bed cabinetry for overnight guests, and a laundry area featuring newer washer and dryer (2023). Additional upgrades include central air conditioning and permanent Gemstone exterior lighting for year-round curb appeal and convenience. Step outside and enjoy the private west backyard oasis featuring a two-tier deck, paving stone patio, mature landscaping, and storage shed- ideal for entertaining or relaxing summer evenings. Located in the prestigious hilltop community of Crestmont, residents enjoy quick access to the mountains, Calgary Farmers' Market West, Winsport, parks, walking paths, playgrounds, and easy access to downtown and major routes. Offering one of the best values currently available in

Crestmont, this is an incredible opportunity to own a beautifully updated family home in a high-end community where homes are always in demand.