

# \$909,000 - 12481 Crestmont Boulevard Sw, Calgary

MLS® #A2249604

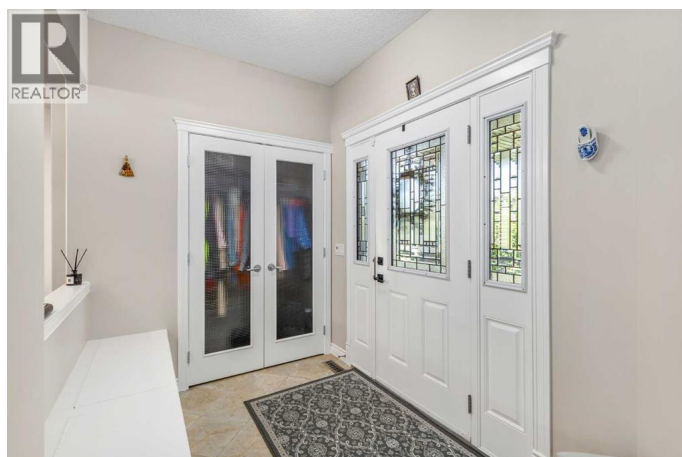
**\$909,000**

4 Bedroom, 4.00 Bathroom, 2,382 sqft

Single Family on 0.10 Acres

Crestmont, Calgary, Alberta

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 dayâ€™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 butlerâ€™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 BBQ gas line. The yard is fenced, landscaped, and well treed. On the SW edge of the City and close to 16th Avenue and Stoney Trail, access to Alberta's beautiful natural areas is never far away. Proximity also to Calaway Park, Winsport, Calgary Olympic Park, Artists View Park (hiking and biking trails), shopping at Calgary Farmers' Market, Crest Lake, schools, churches, and playgrounds. This home is tastefully decorated, has been impeccably maintained and offers so many pluses " skylights, wired for sound, 2 central air conditioners, 2 furnaces, water softener, central vac " details that increase comfort and value and make it worthy of your attention. Call for your private viewing today. (id:6289)

Built in 2005

**Essential Information**

Listing #	A2249604
Price	\$909,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,382
Acres	0.10
Year Built	2005
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	12481 Crestmont Boulevard Sw
Subdivision	Crestmont
City	Calgary
Province	Alberta
Postal Code	T3B5Z8

### Amenities

Amenities	Playground, Water Nearby, Clubhouse
Features	Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Garburator, Microwave Range Hood Combo
Heating	Natural gas Central heating, Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Lawn
Foundation	Poured Concrete

### Listing Details

Listing Office	Comox Realty
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