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

MLS® #A2249604

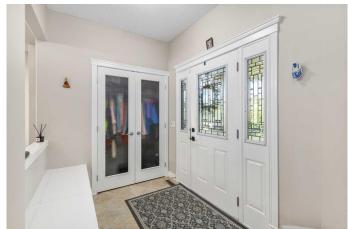
\$909,000

4 Bedroom, 4.00 Bathroom, 2,382 sqft Residential 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 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 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 â€" 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.

Built in 2005

Year Built

Essential Information

MLS® #	A2249604
Price	\$909,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,382
Acres	0.10

Type Residential
Sub-Type Detached
Style 2 Storey

2005

Status Active

Community Information

Address 12481 Crestmont Boulevard Sw

Subdivision Crestmont
City Calgary
County Calgary
Province Alberta

Postal Code T3B 5Z8

Amenities

Amenities Clubhouse, Playground

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Heated Garage

of Garages 2

Interior

Interior Features Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity,

Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted

Ceiling(s), Walk-In Closet(s), Wired for Sound, Skylight(s)

Appliances Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan,

Refrigerator, Washer

Heating Boiler, Central, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Brick Facing

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Lighting

Lot Description Back Yard, Lawn, Many Trees, Rectangular Lot, Street Lighting, Yard

Drainage

Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed August 31st, 2025

45

Days on Market

Zoning R-CG

HOA Fees 350

HOA Fees Freq. ANN

Listing Details

Listing Office Comox Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.