

# \$975,000 - 46 Crestbrook Hill Sw, Calgary

MLS® #A2238276

**\$975,000**

5 Bedroom, 4.00 Bathroom, 2,684 sqft

Residential on 0.11 Acres

Crestmont, Calgary, Alberta

Welcome to your dream home in the heart of Crestmont! This beautifully maintained and thoughtfully designed two-storey walkout offers over 3,800 sq ft of versatile living space, situated on an oversized lot with a private backdrop of trees and walking paths—providing privacy, serenity, and stunning views year-round. Inside, natural light pours in through oversized windows on all three levels, highlighting the bright open-concept main floor. The stylish kitchen features granite countertops, sleek white cabinetry, stainless steel appliances, and a large island with breakfast bar—perfect for casual dining or entertaining. A cozy three-sided fireplace anchors the spacious living and dining areas, while the adjacent breakfast nook is surrounded by large windows that frame the treed landscape beyond. A front office/flex room, convenient laundry/mudroom, and elegant powder room complete the main floor. Upstairs, you'll find three generous bedrooms plus a luxurious primary suite complete with a spa-inspired ensuite, walk-in closet, and a cozy sitting area creating your own private retreat. A large spacious bonus room and an additional den offer flexible spaces for family living, work, or play. The fully developed walkout basement offers two more bedrooms, a stylish full bathroom, and a large rec room that currently doubles as a home gym complete with a wet bar and access to the private backyard. Whether you're hosting guests, working from



home, or enjoying quiet evenings, this level provides incredible flexibility. Enjoy direct access to the professionally landscaped backyard and multiple outdoor living areas including a charming covered lower patio and a sun-drenched upper deckâ€”both offering private views of the serene natural surroundings. All this plus easy access to Downtown Calgary via nearby major routes. . This is truly a home that checks all the boxesâ€”inside and out. Don't miss your chance to see this one today.

Built in 2006

### Essential Information

MLS® #	A2238276
Price	\$975,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,684
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	46 Crestbrook Hill Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0C4

### Amenities

Amenities	Other
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Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	9
Zoning	DC (pre 1P2007)
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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