

# \$890,000 - 85 Cresthaven View Sw, Calgary

MLS® #A2229676

**\$890,000**

4 Bedroom, 4.00 Bathroom, 2,165 sqft

Residential on 0.14 Acres

Crestmont, Calgary, Alberta

Welcome to this immaculately maintained 2-storey family home, perfectly situated on a massive 6,253 sq.ft. corner lot in the peaceful, hilltop community of Crestmont. With beautiful landscaping, a front garden framed by a retaining wall, and great curb appeal, this home offers an ideal blend of function, style, and location.

Step inside to a bright and open floorplan filled with natural light from large windows throughout. The spacious kitchen boasts ample cabinetry and offers one of two convenient entrances from outside, while a main floor flex room adds versatility for a home office, playroom, or formal dining. The soaring ceilings in the living room create a grand yet welcoming atmosphere—perfect for family living and entertaining.

Upstairs features three generously sized bedrooms, all capturing the essence of the nearby mountain views, offering a daily reminder of the natural beauty that surrounds you.

The fully developed walk-out basement adds another level of living space, complete with a wet bar, fourth bedroom, and a full bathroom—ideal for guests, teens, or a private home retreat.

Outside, enjoy summer evenings on the large deck off the dining area, which overlooks a beautifully landscaped backyard with a built-in irrigation system, perfect for relaxing or hosting. The concrete driveway and second private entrance to the kitchen provide added



functionality and charm.

Recent updates include a new hot water tank (2021) and roof shingles (2019) for peace of mind.

Located just minutes from Winsport, Greenwich Farmersâ€™ Market, and an easy commute to Calgaryâ€™s downtown core, this home also offers quick access to the TransCanada Highway and Stoney Trail, making mountain getaways or city errands a breeze.

This is more than just a place to liveâ€”itâ€™s a lifestyle to enjoy. Discover everything this exceptional Crestmont home has to offer.

Built in 2002

### Essential Information

MLS® #	A2229676
Price	\$890,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,165
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	85 Cresthaven View Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Y1

### Amenities

Amenities	Playground, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Entrance
Lot Description	Back Yard, Corner Lot, Garden, Irregular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 16th, 2025
Days on Market	33
Zoning	R-CG
HOA Fees	350
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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