

**78 Cresthaven View SW**  
**Calgary, Alberta**

**MLS # A2296610**



**\$775,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,936 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Front Drive, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** Gemstone Lighting, Garden Shed, Bar Cabinet, Garage Heater.

**\*\*OPEN HOUSE - Saturday, Mar 28( 1-4pm)\*\***Exceptional pride of ownership shines throughout this beautifully updated 4-bedroom home in desirable community of Crestmont, offering over 2,798 sq ft of total living space on a large south-facing lot with a spectacular three-season sunroom. From the moment you step inside, you’ll appreciate the open-concept main floor featuring refinished hardwood floors, a bright great room with a cozy gas fireplace and custom built-ins, and a stunning kitchen complete with granite countertops, newer stainless steel appliances, a large island, and walk-in pantry. The dining area opens to a truly show-stopping, heated three-season sunroom—an incredible extension of the home, flooded with natural light and perfect for morning coffee, relaxing afternoons, or entertaining in every season. Upstairs, freshly painted throughout, you’ll find a spacious primary suite with a jetted tub, separate shower, and walk-in closet, along with two additional bedrooms and a full bathroom. The fully developed basement adds even more functional living space with a fourth bedroom, full bath, and a comfortable family room featuring a custom-built bar cabinet. Recent updates include newer appliances (all within the past 2.5 years), refinished hardwood, retiled bathrooms, new eavestroughs (2024), and exterior Gemstone lighting (2023). Additional highlights include central A/C, a heated attached garage, rubberized driveway and walkways, and a durable metal garden shed. The fully fenced south-facing backyard offers privacy with mature trees and a convenient dog run—ideal for families and pet lovers alike. Perfectly located with quick access to both the mountains and downtown, this move-in-ready home is a standout.