

\$900,000 - 85 Cresthaven View Sw, Calgary

MLS® #A2229676

\$900,000

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 | \$900,000 |
| 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 | 22 |
| Zoning | R-CG |
| HOA Fees | 350 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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