

\$775,000 - 10 Crestbrook Hill Sw, Calgary

MLS® #A2223396

\$775,000

5 Bedroom, 3.00 Bathroom, 2,019 sqft

Residential on 0.10 Acres

Crestmont, Calgary, Alberta

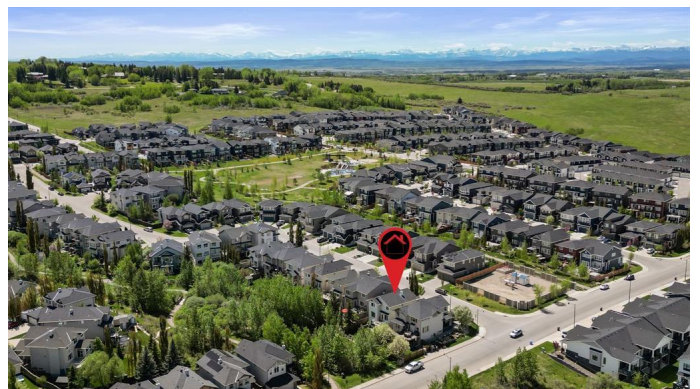
OPEN HOUSES both Saturday May 31st & Sunday June 1st 1-4 pm. Welcome to 10 Crestbrook Hill, an exceptional opportunity to own a walkout home backing directly onto a serene ravine with a meandering creek and scenic walking paths. Located in the heart of Crestmont, this detached 2-storey home offers over 2000 sqft of fully finished living space with room to grow.

The main floor features a bright, open-concept layout with a well-appointed kitchen, complete with stainless steel appliances and a convenient walk-through pantry that leads to a mudroom with additional laundry hookups and the attached two car garage. Just off the kitchen is a flex room that can serve as a main floor office or playroom.

Upstairs, discover three generously sized bedrooms with ample closet space, complemented by a well-appointed 4-piece bathroom. The bright and airy primary suite offers a serene retreat with tranquil ravine views. The attached 5-piece ensuite includes dual vanities, a separate soaker tub, and a walk-in shower.

The walkout basement is partially finished and full of potential, featuring one completed bedroom and a second partially finished bedroom. A full bathroom is near completion, and laundry is already set up, making it easy to transform the space into a suite (subject to approvals and permitting by the municipality) or develop to suit your needs.

Step outside to your private backyard oasis,



where a mature garden, professional landscaping and a cozy patio create the perfect setting for relaxation and entertaining. From here, and even from your upstairs windows, you can enjoy peaceful views overlooking the natural ravine. Don't be surprised if you catch a glimpse of local wildlife passing through!

Perfectly positioned just steps from Crestmont West Park & Playground, retail, daycare, and offering easy access to the mountains (45 minutes) and downtown Calgary (20 minutes), this home blends natural beauty with urban convenience in one of Calgary's most welcoming, family friendly communities.

Built in 2005

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2223396 |
| Price | \$775,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,019 |
| Acres | 0.10 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 10 Crestbrook Hill Sw |
| Subdivision | Crestmont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 0C4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Clubhouse, Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Central |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Walk-Out, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden |
| Lot Description | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 3 |
| Zoning | DC |
| HOA Fees | 368 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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