

**520 Cresthaven Place SW**  
**Calgary, Alberta**

**MLS # A2216616**



**\$855,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,558 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front 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>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Price reduced! Welcome to this beautiful 2,557 sq.ft two-storey home, offering over 3,400 sq.ft of developed living space. With 6 bedrooms and 4 full bathrooms, this thoughtfully designed property is perfect for large or multi-generational families seeking luxury and versatility. Step inside to a stunning 2 storey high living room, highlighted by soaring ceilings and a dramatic floor-to-ceiling window that brings in abundant natural light and creates a grand, open feel. Rich hardwood flooring paired with matching wood railings adds warmth to the elegant design. A cozy three-way fireplace anchors the living, dining, and family areas. The kitchen is a chef's dream, featuring Black Galaxy granite countertops, a central island with seating, and ample cabinetry. This open-concept space continues with hardwood flooring and offers direct access to the main floor deck through sliding glass doors—ideal for morning coffee or evening relaxation. A large corner pantry provides generous storage. A rare main floor bedroom, paired with a full bathroom featuring a double shower and heat lamp, offers flexibility—perfect for aging parents, guests, or a private office. Upstairs, discover three generously sized bedrooms, a bright bonus room, and a luxurious primary suite complete with a spa-like ensuite offering a soaker tub, standing shower, dual sinks, and a walk-in closet. The primary bedroom overlooks the backyard through a large window that fills the space with natural light. The two additional bedrooms feature sliding windows for fresh air and double-door closets for flexible layouts. The fully developed walkout basement offers even more space and versatility, flooded with natural light from oversized windows and direct backyard access—ideal for an in-law suite, guest quarters, or separate living area. It includes two additional bedrooms with walk-in

closets, a full bathroom, and a generously sized recreation/living room. A practical laundry/mudroom offers a smooth transition from the garage, complete with washer, dryer, and walk-through pantry for daily convenience. Additional features include central air conditioning, a built-in central vacuum system with kick-plate sweep pans, and enhanced in-wall wiring: Cat5, satellite pre-wiring, and home theatre speaker outlets. Sprinkler system infrastructure was also installed during construction. Located in the serene hilltop community of Crestmont, this home combines luxury with lifestyle. Surrounded by walking paths, playgrounds, and a splash park, residents enjoy a private community hall and nearby shopping. Minutes from Winsport, Greenwich Farmers' Market, and Calgary's core—with easy access to the TransCanada Highway and Stoney Trail. Plus, Banff and the Rocky Mountains are just a short drive away, making weekend getaways effortless.