

# \$855,000 - 520 Cresthaven Place Sw, Calgary

MLS® #A2216616

**\$855,000**

6 Bedroom, 4.00 Bathroom, 2,558 sqft

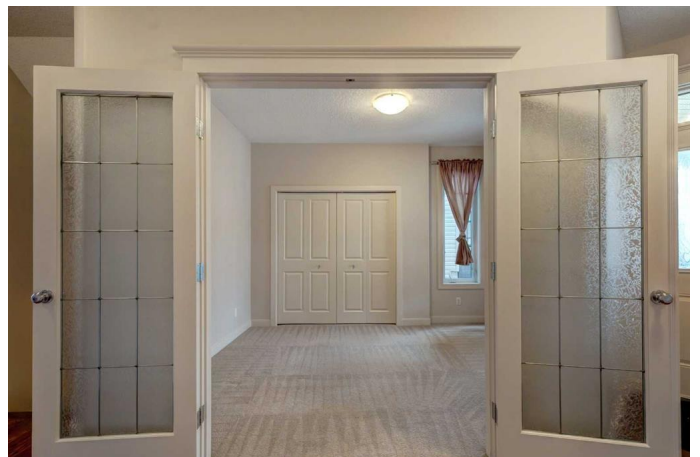
Residential on 0.10 Acres

Crestmont, Calgary, Alberta

Price reduced! Open house May 24, 2025 from 2:00 - 4:30. 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.

Built in 2006

## Essential Information

MLS® #	A2216616
Price	\$855,000
Bedrooms	6
Bathrooms	4.00

Full Baths	4
Square Footage	2,558
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	520 Cresthaven Place Sw
Subdivision	Crestmont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5Z8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Bar, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Dining Room, Free Standing, Glass Doors, Mantle, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	18
Zoning	R-CG
HOA Fees	368
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Grand Realty
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