

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

**MLS # A2214453**



**\$929,900**

<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		

Welcome to this beautifully appointed 2,527 sq.ft two-storey home, offering over 3,350 sq.ft of total developed living space, ideally located in a highly sought-after Calgary neighbourhood. With 6 spacious bedrooms and 4 full bathrooms, this thoughtfully designed property is perfect for large or multi-generational families seeking both luxury and versatility. Step inside to a showstopping open-to-below living room, where soaring ceilings and a rare floor-to-ceiling window span from the main level to the upper floor, filling the space with natural light and creating a dramatic architectural focal point. The main floor features rich hardwood flooring paired with matching wood railings, adding warmth and cohesion to the elegant design. A cozy three-way fireplace anchors the space, connecting the living, dining, and family areas with charm and comfort. The kitchen is a chef's dream, featuring Black Galaxy granite countertops, a central island with seating, and ample cabinetry &mdash; perfectly suited for both daily living and entertaining. A rare and desirable main floor bedroom, paired with a full bathroom featuring a double shower and heat lamp, offers exceptional flexibility &mdash; ideal for aging parents, guests, or a private office with full amenities. Upstairs, discover three generously sized bedrooms, a bright and airy bonus room, and a luxurious primary suite complete with a spa-like ensuite, including a soaker tub, standing shower, dual sinks, and a large walk-in closet. The fully developed walkout basement offers even more space and potential, flooded with natural light from oversized windows and featuring direct backyard access &mdash; making it ideal for an in-law suite, guest quarters, or a separate living area for older children. It includes two additional bedrooms, a spacious rec/living room, and a full bathroom. Additional features include central air conditioning, a built-in central

vacuum system with kick-plate sweep pans in both the kitchen island and primary bathroom, including enhanced in-wall wiring with Cat5, satellite and Home Theater Speakers pre-wiring in key rooms, and thoughtful architectural details throughout. Located just a short drive from Banff and the majestic Rocky Mountains, this home offers not only everyday comfort and functionality, but also easy access to some of Alberta's most stunning natural beauty.