



**GRASSROOTS**  
REALTY GROUP

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**511 Cresthaven Place SW**  
**Calgary, Alberta**

**MLS # A2258439**



**\$875,000**

<b>Division:</b>	Crestmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,336 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air	<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>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*\*\*OPEN HOUSE &ndash; Saturday, September 27, 1:00&ndash;4:00 PM\*\*\*With \$40,000 recently invested in upgrades and renovations, this impeccably maintained 2,336 sq. ft. residence in the desirable community of Crestmont is the perfect blend of comfort and luxury. Backing onto a serene ravine, it offers rare privacy paired with sweeping natural views. The open-concept main floor impresses immediately with 23-foot ceilings, expansive windows, and abundant natural light. The chef-inspired kitchen features a walk-through pantry, generous counter space, and an ideal layout for both entertaining and everyday living. Designed for flexibility, the home boasts two elegant primary suites&mdash;perfect for multi-generational families or hosting extended guests&mdash;plus a third bedroom and a versatile den that can serve as an office, study, or playroom. The walk-out basement is unfinished, offering limitless potential for a theatre, gym, or additional living space. Outdoors, a private yard invites relaxation and entertaining against the backdrop of the peaceful ravine. Crestmont is celebrated for its parks, pathways, and community charm, all while being just minutes from mountain getaways and city amenities. This home is a rare find that combines thoughtful upgrades, timeless design, and an unbeatable setting&mdash;schedule your private tour today.