



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11 Cresthaven Bay SW
Calgary, Alberta

MLS # A2335803



\$899,900

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,457 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Cul		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	TV in the basement		

Welcome to this gorgeous custom-designed home offering over 3,400 sq. ft. of developed living space, including a fully finished walkout basement. Situated on a large 8,331 sq. ft. pie-shaped lot in a quiet cul-de-sac, this exceptional property backs onto green space and a walking path, providing both privacy and beautiful views. As you enter, you are greeted by a stunning double-sided fireplace that serves as a striking focal point between the living room and family room. The family room features custom built-in shelving with sliding doors, creating a warm and functional gathering space. The gourmet kitchen is beautifully appointed with custom cabinetry, a built-in 48" Sub-Zero refrigerator, double wall ovens, a 36" gas cooktop, an Asko dishwasher, granite countertops, and a large central island. The dining area is surrounded by large windows overlooking the northwest-facing backyard, filling the home with natural light throughout the year. A convenient walkthrough pantry connects to the mudroom, and a 2-piece powder room completes the main floor. Upstairs, the spacious second level offers a bonus room, a dedicated office, and three generously sized bedrooms, including the luxurious primary suite featuring a walk-in closet and a 5-piece ensuite. An additional full bathroom and an upper-floor laundry room provide added convenience. The bright and functional walkout basement includes a fourth bedroom, a 3-piece bathroom, a flex room, and a wet bar—perfect for entertaining or accommodating guests. Additional features include newer central air conditioning, a newer furnace, a double attached garage with an EV charging outlet, and a dedicated storage room. Ideally located just minutes from Canada Olympic Park, golf courses, shopping, schools, downtown Calgary, and with quick access to the mountains, this home offers an outstanding

combination of luxury, comfort, and convenience. Loaded with custom built-ins and thoughtful upgrades throughout, this is a rare opportunity you won't want to miss. Call your REALTOR® today to book your private showing!