



GRASSROOTS
REALTY GROUP

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511 Cresthaven Place SW
Calgary, Alberta

MLS # A2276505



\$779,000

Division:	Crestmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,352 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: a shed which locates at the back yard.

Welcome to the crown jewel of Cresthaven Place. Perched against a serene ravine backdrop, this meticulously maintained 2,352.30 sq. ft. residence has been reimagined for 2025. Step inside and be struck by the drama of soaring 23-foot ceilings and walls of windows that flood the space with natural light. At the heart of this home lies a \$40,000 investment in recent enhancements (2024), anchored by a spectacular chef-inspired kitchen. With a walk-through pantry and massive quartz surfaces, it is the ultimate stage for entertaining. The layout is a masterpiece of versatility, featuring a main-floor den and two luxurious primary-style suites upstairs—perfect for multi-generational living or treating guests like royalty. While the main levels offer turn-key luxury, the expansive unfinished walkout basement is your blank canvas. A home theatre? A private gym? The plumbing is rough-in ready, and the possibilities are limitless. Complete with an oversized garage and just moments from the mountains, this is a rare opportunity to own a home that offers both immediate gratification and future potential. The view is free; the lifestyle is priceless. Hot water heater 2024.