



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 CRIMSON RIDGE Place, Calgary T3L 0K7**

MLS®#: **A2137939**

Area: **Haskayne**

Listing Date: **06/04/24**

List Price: **\$989,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,662 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,206**  
Low Sqft:  
Ttl Sqft: **2,206**

DOM

**24**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer**  
Int Feat: **High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	14`0" x 13`2"
Dining Room	Main	10`9" x 12`8"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	14`0" x 13`6"
Bedroom	Second	12`11" x 9`3"
4pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	13`9" x 10`2"
Bedroom	Main	9`4" x 8`11"
Bonus Room	Second	12`7" x 11`2"
5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	12`11" x 9`4"
Laundry	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211677**

Zoning:  
**R-GN**

Remarks

Pub Rmks:

**TRUMAN built home nestled in Calgary's newest Northwest community of Crimson Ridge, with access to Stoney Trail, nearby Playgrounds, Pathways, and Shopping. Step inside this 4 Bedroom Open Concept plan featuring a Bright Chef's Kitchen with Full Height Cabinetry, Soft Close Doors & Drawers, Eating Bar with Quartz Countertops, Stainless Steel Appliance package, opening to the Dining area and Great Room. The Main Floor features Electric Fireplace in the Great Room with complimentary Tile Surround, 9' Ceilings, LVP Flooring, Bedroom, 4 piece Bathroom, and Mudroom. Step upstairs to the Primary Suite with highlights such as a Tray Ceiling, 5 piece ensuite and Walk in Closet. The Upper Floor features a Bonus Room, two additional Bedrooms, 4 piece Bathroom, and Laundry area.. The unfinished Basement with Separate Side Entrance awaits your personal touch. This bright and airy TRUMAN home is ready for possession in June! \*Photo Gallery of similar home, new Photo Gallery coming soon.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







