



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 CRIMSON RIDGE Cove, Calgary T3L 0K7**

MLS® #: **A2138360**      Area: **Haskayne**      Listing Date: **01/13/25**      List Price: **\$944,900**  
 Status: **Pending**      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: **6,160 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,186**  
 Low Sqft:  
 Ttl Sqft: **2,186**

DOM

**19**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Backs on to Park/Green Space, Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

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, Garage Control(s), Gas Range, 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	Room	Level	Dimensions
Great Room	Main	14`1" x 10`10"	Kitchen	Main	13`8" x 9`11"
Dining Room	Main	10`3" x 9`1"	Den	Main	8`11" x 9`11"

2pc Bathroom  
 Bedroom - Primary  
 Bedroom  
 4pc Bathroom

Main  
 Second  
 Second  
 Second

0`0" x 0`0"  
 14`0" x 13`8"  
 11`11" x 9`4"  
 0`0" x 0`0"

Bonus Room  
 5pc Ensuite bath  
 Bedroom  
 Laundry

Second  
 Second  
 Second  
 Second

12`8" x 11`3"  
 0`0" x 0`0"  
 11`11" x 9`3"  
 0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

2311677

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Introducing this stunning TRUMAN-built home nestled in Calgary's newest Northwest community of Crimson Ridge! This beautiful home backs onto green space, providing a tranquil and scenic view right from your backyard. Step inside this spacious 3-Bedroom, open-concept home featuring a bright chef's kitchen. The kitchen boasts full-height cabinetry, soft-close doors and drawers, an eating bar with quartz countertops, and a premium stainless steel appliance package. The kitchen seamlessly flows into the dining area and great room, creating a perfect space for entertaining. The main floor also includes a cozy electric fireplace with a stylish tile surround in the great room, soaring 9' ceilings, luxury vinyl plank flooring, Den, 2-piece bathroom, and mudroom. Upstairs, the primary suite serves as a luxurious retreat with a tray ceiling, a 5-piece ensuite, and a spacious walk-in closet. The upper floor also features a versatile bonus room, two additional bedrooms, a 4-piece bathroom, and a laundry area, ensuring ample space and convenience for the whole family. The unfinished basement, featuring a separate side entrance, awaits your personal touch, offering endless possibilities for customization. This bright and airy TRUMAN home is move in ready!**

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**









