



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2144269**

Area: **Haskayne**

Listing Date: **07/30/24**

List Price: **\$1,139,900**

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: **4,311 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

DOM

**50**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **See Remarks, Wood Frame**  
Flooring: **See Remarks**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`10" x 17`11"
Dining Room	Main	16`8" x 15`4"
2pc Bathroom	Main	5`3" x 4`10"
Bedroom - Primary	Upper	18`2" x 13`7"
Bedroom	Upper	15`1" x 10`2"
Laundry	Upper	10`2" x 7`5"
Game Room	Lower	13`6" x 22`6"

Room	Level	Dimensions
Kitchen	Main	16`3" x 13`11"
Den	Main	13`9" x 9`5"
Bonus Room	Upper	13`2" x 13`1"
5pc Ensuite bath	Upper	14`4" x 9`8"
Bedroom	Upper	13`6" x 13`0"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Lower	11`6" x 8`2"

**4pc Bathroom**

**Lower**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R-G**

**2311677**

Remarks

Pub Rmks:

**Nestled in the picturesque community of Crimson Ridge, this exquisite TRUMAN home epitomizes luxury living. Just minutes away from shopping, schools, serene parks, and scenic pathways, this location also offers unbeatable access to the mountains. Step inside to discover a bright, open-concept 4-bedroom residence designed for the discerning homeowner. The Chef's Kitchen is a culinary masterpiece, featuring Full-Height Cabinetry with Soft-Close Doors and Drawers, an oversized Island with an Eating Bar, Quartz countertops, and Stainless Steel appliances including a Gas Stove, Chimney Hood Fan, and a Refrigerator. Under-Cabinet Lighting, a Walk-In Pantry, and a dedicated Wine Room add to the kitchen's allure. The space flows seamlessly into a large Eating Nook and a Living Room equipped with a Wet Bar, perfect for entertaining or cozy family nights in front of the Fireplace. The main floor also includes a tranquil Den, soaring 9' Ceilings, wide Plank flooring, and a stylish 2-piece Bathroom. Relax and enjoy the breathtaking views from the Covered Deck. Upstairs, an oversized Bonus Room offers additional living space or entertainment options. The Owner's retreat is a sanctuary, featuring a Tray Ceiling and stunning views overlooking the golf course. It boasts a lavish 5-piece Ensuite with a Freestanding Soaker Tub, a Tiled Shower, Dual Vanities, a private Water Closet, and a spacious Walk-In Closet. The upper floor also includes two additional bedrooms both with Walk-In Closets, a Full Bathroom, and a well-appointed Laundry Room with built-in cabinets and a Laundry Sink. The finished Lower Level extends the ambiance of this home, offering an additional Entertainment area or Guest Retreat. It features a spacious Recreation Room with a stylish Wet Bar, an additional Bedroom perfectly suited for Guests, and a Full Bathroom, ensuring comfort and privacy for all. Discover your dream home in Crimson Ridge today! 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**