



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2144270**

Area: **Haskayne**

Listing Date: **07/31/24**

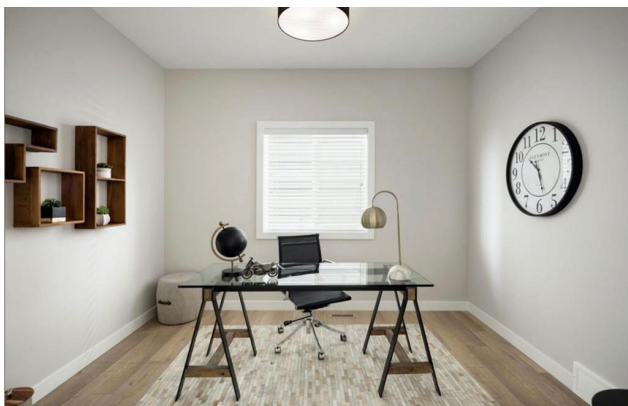
List Price: **\$979,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **2,183**  
Low Sqft:  
Ttl Sqft: **2,183**

Lot Information

Lot Sz Ar: **4,364 sqft**  
Lot Shape:

DOM

**49**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

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

Parking

Ttl Park: **4**  
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, 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 12`1"	Kitchen	Main	12`5" x 10`0"
Dining Room	Main	10`11" x 8`5"	Den	Main	10`0" x 9`1"
2pc Bathroom	Main	0`0" x 0`0"	Bonus Room	Second	11`1" x 10`0"
Bedroom - Primary	Second	14`0" x 13`9"	5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	12`1" x 9`5"	Bedroom	Second	12`1" x 9`4"
4pc Bathroom	Second	0`0" x 0`0"	Laundry	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311677**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Introducing a luxurious TRUMAN-built home nestled in Calgary's newest Northwest gem, Crimson Ridge, with picturesque views backing onto Lynx Ridge Golf Course. Enjoy nearby playgrounds, pathways, and shopping, offering an ideal blend of convenience and serene living. Step inside this meticulously crafted 3-bedroom open concept masterpiece. The heart of the home is a chef's dream kitchen featuring full-height cabinetry, soft-close doors & drawers, an expansive eating bar with exquisite quartz countertops, with a Whirlpool appliance package. Seamlessly connected to the dining area and great room, this space is designed for both entertaining and daily comfort. The main floor showcases a spacious great room with soaring ceilings, a cozy Den, elegant luxury vinyl plank flooring, complemented with 9' ceilings. . The 2-piece bathroom, and a practical mudroom add to the functionality and charm of this level. Upstairs, discover the luxurious primary suite complete with a tray ceiling, a lavish 5-piece ensuite boasting a freestanding soaker tub, a tiled shower, dual vanities, and a generous walk-in closet. Adjacent, a versatile bonus room offers additional living space, while two more well-appointed bedrooms and a convenient 4-piece bathroom accommodate family and guests. A dedicated laundry area enhances the upper floor's convenience. The unfinished basement with a separate side entrance provides a blank canvas for customization to suit your personal preferences and lifestyle needs. This bright and airy TRUMAN home is poised for possession in August, promising exceptional craftsmanship and quality. Discover your dream home at Crimson Ridge today, where luxury meets functionality in Calgary's vibrant Northwest community. Stay tuned for a new photo gallery showcasing its stunning features.**

Inclusions: n/a  
Property Listed By: **RE/MAX Real Estate (Central)**

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