



THE
A-TEAM

**RE/MAX
FIRST**

124 CRIMSON RIDGE Place, Calgary T3L 0K4

MLS®#: **A2159935**

Area: **Haskayne**

Listing Date: **08/22/24**

List Price: **\$919,900**

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: **4,564 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,002**
Low Sqft:
Ttl Sqft: **2,002**

DOM

103
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,See Remarks,Zero Lot Line**
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Mixed,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Humidifier,Microwave,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	18`2" x 14`0"	Kitchen	Main	13`0" x 13`0"
Dinette	Main	10`9" x 9`0"	Flex Space	Main	10`8" x 8`11"
Bedroom - Primary	Upper	15`0" x 13`10"	Bedroom	Upper	11`0" x 10`2"
Bedroom	Upper	10`3" x 11`1"	Loft	Upper	12`11" x 14`0"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2311677**

Zoning: **R-G**

Remarks

Pub Rmks: **Nestled in the heart of Calgary's newest NW community of CRIMSON RIDGE, The SONOITA Build by master builder DOUGLAS HOMES exudes both modern elegance and functionality. Nestled alongside the Links Ridge Golf Course, the residence boasts a captivating open floor plan with a main floor office/ flex room, creating versatile spaces for both work and leisure. The warmth of a fireplace graces the great room, complemented by a gourmet kitchen featuring quartz countertops, 42" upper cabinets, spacious Island and stainless steel appliances. The main floor is adorned with hardwood flooring. 9' ceilings and 8'doors giving a grandeur feel though-out the main floor. Walk-in pantry and a thoughtfully placed powder room complete the main floor. Ascending to the upper floor reveals 3 bedrooms, loft , and a convenient laundry room. The primary suite boasts a roomy walk-in closet and 5 piece ensuite featuring a stylish freestanding soaker tub, separate shower, double vanity and tile floors. Additionally, there are two more sizeable bedrooms with ample closet space. One of the standout features of this house is the Loft , This versatile space can be used as an, entertainment room, play area, hobby room, or quiet place to relax and enjoy a good book. Unspoiled basement thoughtfully laid out allowing you to create your dream space. The exterior allure includes an extended garage and an inviting deck, backing onto Links Ridge Golf Course, providing an ideal setting for relaxation and entertainment. Living in Crimson Ridge means you'll have easy access to a variety of amenities, including upscale shopping, dining options, and recreational activities. The nearby parks and green spaces provide ample opportunities for outdoor adventures and a strong sense of community. To sum it up, this upcoming home in Crimson Ridge is an excellent chance to own a contemporary gem in one of Calgary's most sought-after neighbourhoods. With its smart design and picturesque surroundings, this home embodies a sophisticated yet comfortable lifestyle. Don't miss out on the opportunity to be part of this exceptional community. * Photos are not a true representation of this home. Photo's are taken from a similar home to showcase finishings.**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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

SONOITA

124 Crimson Ridge Place NW • Crimson Ridge, Calgary

2147 sq. ft. 3 bedrooms 2.5 bathrooms 24'



FEATURES

- ✓ Extended Garage Length
- ✓ Walk in Closet
- ✓ Basement Side Entry
- ✓ Quartz Countertops
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floors
- ✓ Tray Ceiling in loft
- ✓ Double Vanities to Ensuite
- ✓ Walk-through Pantry
- ✓ Upper Floor Laundry



NOTES

*Price includes lot&git. Price, features & plan are subject to change at any time.

#3 Woodland Explorer

The colour board includes the following items:

- 1. Granite countertop sample
- 2. Light wood panel
- 3. Dark wood panel
- 4. White marble countertop sample
- 5. Grey wood panel
- 6. Dark grey wood panel
- 7. Light wood panel
- 8. Tan paint swatch
- 9. Light green paint swatch
- 10. Dark brown paint swatch (Additional Charge)
- 11. Black diamond-shaped panel
- 12. White door panel
- 13. Dark wood door panel
- 14. Dark wood door panel

The colours represented on this colour board may vary slightly from the actual product colours.
Revised: 03.20.2024

Client Initials: _____ Sales Rep: _____















