



THE
A-TEAM

**RE/MAX
FIRST**

196 CRIMSON RIDGE Place, Calgary T3L 0K7

MLS®#: **A2160787** Area: **Haskayne** Listing Date: **08/27/24** 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:

Finished Floor Area
 Abv Sqft: **2,656**
 Low Sqft:
 Ttl Sqft: **2,656**

DOM

22
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **See Remarks, Wood Frame**
 Heating: **Forced Air** Flooring: **See Remarks**
 Sewer: Water Source:
 Ext Feat: **Other** 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	Room	Level	Dimensions
Living Room	Main	18`1" x 17`11"	Kitchen With Eating Area	Main	15`9" x 13`7"
Dining Room	Main	16`6" x 15`5"	Den	Main	13`8" x 9`5"
2pc Bathroom	Main	0`0" x 0`1"	Bonus Room	Upper	13`3" x 18`0"
Bedroom - Primary	Upper	18`2" x 13`8"	5pc Ensuite bath	Upper	14`4" x 9`8"
Bedroom	Upper	10`11" x 10`3"	Bedroom	Upper	12`8" x 9`3"
Laundry	Upper	9`2" x 7`5"	4pc Bathroom	Upper	0`0" x 0`0"
Game Room	Lower	22`5" x 13`4"	Bedroom	Lower	11`6" x 8`4"

4pc Bathroom

Lower

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-G

Legal Desc:

2311677

Remarks

Pub Rmks:

Elegant new TRUMAN home, nestled in the charming community of Crimson Ridge. Ideally situated just minutes from shopping, schools, serene parks, and picturesque trails, this location also provides easy access to the mountains. Upon entering, you'll be greeted by a bright, open-concept design in this exquisite 4-bedroom residence. The Chef's Kitchen stands out with its full-height Cabinetry featuring 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 Refrigerator. Additional highlights include under-cabinet lighting, a walk-in pantry, and a dedicated Wine Room, enhancing the kitchen's appeal. The kitchen seamlessly flows into a spacious Dining Room and a cozy Living Room with a Wet Bar, ideal for entertaining or enjoying family evenings by the Fireplace. The main floor also features a peaceful Den overlooking Green Space, elegant 9' Ceilings, wide plank vinyl flooring, and a stylish 2-piece bathroom. Step outside to the covered deck and take in the breathtaking views. Upstairs, you'll find an expansive Bonus Room perfect for extra living space or entertainment. The owner's retreat is a true sanctuary, offering a Tray Ceiling and stunning golf course views. The luxurious 5-piece ensuite includes a Freestanding Soaker Tub, a Tiled Shower, Dual Vanities, a private water closet, and a generous walk-in closet. The upper level also features two additional Bedrooms a Full Bathroom, and a well-appointed Laundry Room with built-in cabinets and a Laundry Sink. The finished lower level continues the home's inviting ambiance, offering a spacious Recreation Room with a stylish Wet Bar, an additional Bedroom ideal for guests, and a Full Bathroom, ensuring comfort and privacy for all. Find your dream home in Crimson Ridge today! View a photo gallery of similar homes—new images coming soon.

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