



THE
A-TEAM

**RE/MAX
FIRST**

128 CRIMSON RIDGE Place, Calgary T3L 2M4

MLS®#: **A2169483**

Area: **Haskayne**

Listing Date: **10/03/24**

List Price: **\$854,900**

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: **3,899 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,955**
Low Sqft:
Ttl Sqft: **1,955**

DOM

111
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway**

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,Garage Control(s),Gas Range,Humidifier,Microwave,Refrigerator**
Int Feat: **Bathroom Rough-in,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	16`0" x 13`6"	Dinette	Main	12`0" x 11`6"
Bedroom - Primary	Upper	14`0" x 12`0"	Bedroom	Upper	9`9" x 10`10"
Bedroom	Upper	10`8" x 9`9"	Bonus Room	Upper	14`4" x 12`9"
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper				

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2311677**

Remarks

Pub Rmks: **Master Builder Douglas Homes Presents the Sierra Vista. ?Located in the sought-after community of Crimson Ridge, this stunning home offers a perfect blend of luxury and comfort. The grand entrance, open to above, allows for an abundance of natural light and creates a sense of spaciousness. The main floor features 9-foot ceilings, 8-foot interior doors, and knockdown ceilings, enhancing the modern design. Luxury finishes include rich hardwood floors, quartz countertops, and stainless steel appliances. The open-plan layout offers flexibility for family living, while the great room boasts a feature wall with an electric fireplace, complete with multiple mood settings. A 9-foot island becomes the focal point in the gourmet kitchen, complemented by a spacious dinette with sliding doors leading to the private backyard. On the upper level, you are welcomed by an open to below staircase. The spacious bonus room its perfect for entertainment or relaxation. Two sizeable bedrooms share the main 4-piece bathroom. The primary suite is a true retreat, featuring a 5-piece ensuite with a double vanity, separate water closet, stand-alone soaker tub, and a tiled shower. Additionally, the upper floor has a conveniently located laundry room for added practicality. The unspoiled basement offers a multitude of options for future development, providing even more potential to personalize this home. This property is a true gem, offering luxury finishes, thoughtful design, and a location that combines the best of nature and modern living. Home is located in a prime spot backing onto green space, along side easy access to walking paths and Links Ridge Golf Course. Perfect for families or those seeking a serene escape without compromising on convenience. Selling out fast —don't miss your opportunity to live in this sought-after community! Note: photos are taken from a previously built home/ Photo's may not be a true representation of this home.**

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

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

QUICK POSSESSION
SIERRA VISTA
 128 Crimson Ridge Place NW • Crimson Ridge, Calgary
 2076 sq ft • 3 bedrooms • 2.5 bathrooms • 24'

FEATURES

- ✓ Extended Garage Length
- ✓ Treated Wood Deck
- ✓ 9' Bonus Room Ceiling
- ✓ 9' Main Floor Ceiling
- ✓ Quartz Countertops
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floors
- ✓ Vaulted Foyer Ceiling
- ✓ Double Vanities to Ensuite
- ✓ Walk-through Pantry
- ✓ Tiled Mudroom

NOTES







