



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 CRIMSON RIDGE Place, Calgary T3L 2M4**

MLS®#: **A2169491**

Area: **Haskayne**

Listing Date: **09/30/24**

List Price: **\$849,900**

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: **3,910 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,924**  
Low Sqft:  
Ttl Sqft: **1,924**

DOM

**17**  
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,On Golf Course,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,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,Range Hood,Refrigerator**  
Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dinette	Main	32`10" x 31`6"	Great Room	Main	48`11" x 42`8"
Flex Space	Main	10`0" x 9`0"	Bedroom - Primary	Upper	14`0" x 13`0"
Bonus Room	Upper	14`1" x 13`6"	Bedroom	Upper	10`9" x 9`5"
Bedroom	Upper	11`5" x 9`4"	2pc Bathroom	Main	
4pc Bathroom	Upper		5pc Ensuite bath	Upper	

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 Montenegro 4 Built by master builder DOUGLAS HOMES exudes modern elegance and functionality. Nestled along side Links Ridge Golf Course the home boasts an open floor plan with a main floor flex room, creating versatile spaces for both work and leisure. The warmth of the electrical fireplace graces the great room complemented by a gourmet kitchen featuring quart 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 through-out the main floor. Walk through pantry and thoughtfully placed powder room complete the main floor. Ascending to the upper floor reveals 3 bedrooms, bonus room , and convenient laundry room. The primary suite boasts a walk-in closet, and 5 piece ensuite featuring a stylish freestanding soaker tub, separate shower, double vanity, private water closet and tile floors. Additionally there are two more sizeable bedrooms with ample closet space. One of the standout features of this home is the open staircase to the bonus room, with three windows allowing an abundance of light. This versatile space can be used as an entertainment room, play area, hobby room, or a quiet place to relax. The side entrance offers private access to the unspoiled basement. This home is located in a prime spot backing onto serene green space, along with easy access to walking paths and Links Ridge Golf Course. This home provides a perfect mix of outdoor beauty and indoor luxury in this sought after community. Crimson ridge is a boutique community offering a small number of single family homes, not many left must act now! Photo's are taken from a different property and 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

# MONTENEGRO 4

132 Crimson Ridge Place NW • Crimson Ridge, Calgary

2016 sq ft 3 bedrooms 2.5 bathrooms 24'



## FEATURES

- ✓ Basement Side Entry
- ✓ Extended Garage Length
- ✓ Treated Wood Deck
- ✓ 9' Main Floor Ceiling
- ✓ Main Floor Flex Room
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floors
- ✓ Walk-Through Pantry
- ✓ Built-In Bench to Mudroom
- ✓ Double Vanities to Ensuite



## NOTES

















