



THE
A-TEAM

**RE/MAX
FIRST**

184 CRIMSON RIDGE Place, Calgary T3L 0K7

MLS® #: **A2174770**

Area: **Haskayne**

Listing Date: **10/22/24**

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: **4,305 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,591**

Low Sqft:

Ttl Sqft: **2,591**

DOM

29

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**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Other**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`5" x 17`0"	Kitchen With Eating Area	Main	15`1" x 9`2"
Dining Room	Main	15`8" x 13`10"	Den	Main	13`10" x 9`6"
2pc Bathroom	Main	0`0" x 0`1"	Bonus Room	Upper	12`11" x 18`5"
Bedroom - Primary	Upper	18`4" x 13`9"	5pc Ensuite bath	Upper	14`5" x 9`9"
Bedroom	Upper	12`9" x 9`3"	Bedroom	Upper	11`0" x 10`5"
Laundry	Upper	9`4" x 7`6"	4pc Bathroom	Upper	0`0" x 0`0"
Game Room	Lower	22`4" x 12`11"	Bedroom	Lower	11`7" x 8`4"
4pc Bathroom	Lower				

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Gorgeous New TRUMAN Home in the Charming Community of Crimson Ridge! Ideally located just minutes from shopping, schools, serene parks, and picturesque trails, this residence offers easy access to the mountains, backing onto Lynn Ridge Golf Club, making it perfect for both adventure and relaxation. As you step inside, you'll be welcomed by a bright, open-concept design in this exquisite 4-bedroom home. The Chef's Kitchen is a standout feature, showcasing full-height cabinetry with soft-close doors and drawers, an oversized island with an eating bar, and stunning quartz countertops. Equipped with stainless steel appliances, including a gas stove, chimney hood fan, and refrigerator, this kitchen is a culinary dream. Additional highlights such as under-cabinet lighting, a walk-in pantry, and a dedicated wine room enhance its appeal. The kitchen seamlessly flows into a spacious dining room and a cozy living room, complete with a wet bar—ideal for entertaining or enjoying family evenings by the fireplace. The main floor also boasts a tranquil den overlooking green space, elegant 9' ceilings, wide plank vinyl flooring, and a stylish 2-piece bathroom. Step outside to the covered deck and soak in the breathtaking views. Upstairs, you'll find an expansive bonus room, perfect for additional living space or entertainment. The owner's retreat is a true sanctuary, featuring 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 offers 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, featuring 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! Explore a photo gallery of similar homes—new images coming soon.**

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

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