



THE
A-TEAM

**RE/MAX
FIRST**

447 CRIMSON RIDGE Place, Calgary T3L 2M4

MLS® #: **A2177984**

Area: **Haskayne**

Listing Date: **11/07/24**

List Price: **\$820,000**

Status: **Pending**

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: **10 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,159**
Low Sqft:
Ttl Sqft: **2,159**

DOM

14
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Few Trees,Low Maintenance Landscape,Level,Private**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Insulated,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Range Hood,Refrigerator**
Int Feat: **Chandelier,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`3" x 12`2"
Foyer	Main	7`2" x 6`2"
Pantry	Main	5`11" x 7`5"
5pc Ensuite bath	Second	9`8" x 16`9"
Bedroom	Second	11`10" x 10`8"
Bedroom	Second	11`9" x 10`5"

Room	Level	Dimensions
Living Room	Main	11`9" x 16`9"
2pc Bathroom	Main	4`11" x 5`1"
Bedroom - Primary	Second	15`6" x 19`4"
Walk-In Closet	Second	9`3" x 5`1"
4pc Bathroom	Second	11`1" x 4`11"
Family Room	Second	12`9" x 14`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311677

Remarks

Pub Rmks:

HIGHLIGHTS: Brand New House, 9' Ceilings, Stainless Steel Appliances, Carpet, Valley & Mountain Views, High-end Quiet Neighbourhood, Large Kitchen Island, Deep Back Yard, Oversized Drywalled Garage. WRITE UP: Discover this exceptional newly built home in Rockland Park, offering 2,159 sq.ft. of elegant living space designed with family comfort in mind. This 3 bed 3 bath residence features a grand two-story vaulted foyer that welcomes you into a bright, open main floor with soaring 9' ceilings. The stylish kitchen, complete with quartz countertops and a walk-through pantry, flows seamlessly into a cozy living area with a fireplace—perfect for entertaining or relaxing. Upstairs, you'll find an inviting west-facing family room that is perfectly situated for sunsets over those mountains. The convenient upper-floor laundry and a spacious primary suite with a walk-in closet were well-designed. Additional highlights include an extended-length garage, a functional mud room off the garage, and stunning wrought iron railings. An unfinished basement allows for endless customization potential. Located near parks, playgrounds, schools, shopping, and a golf course, this home offers a beautiful blend of community amenities and modern design.

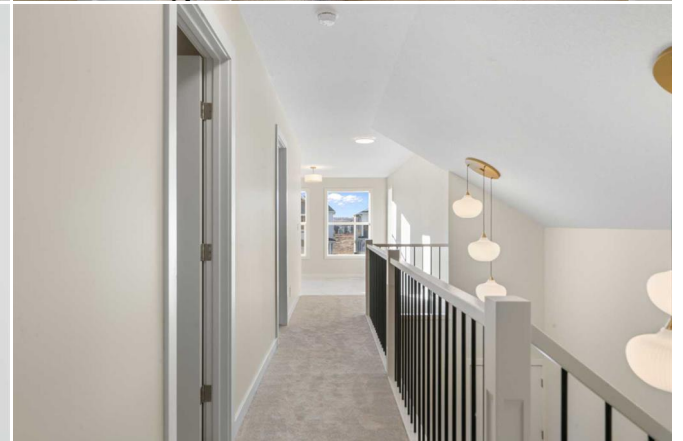
Inclusions:
Property Listed By:

NA
eXp Realty

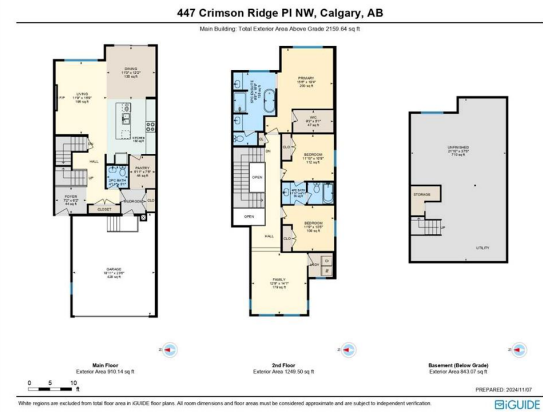
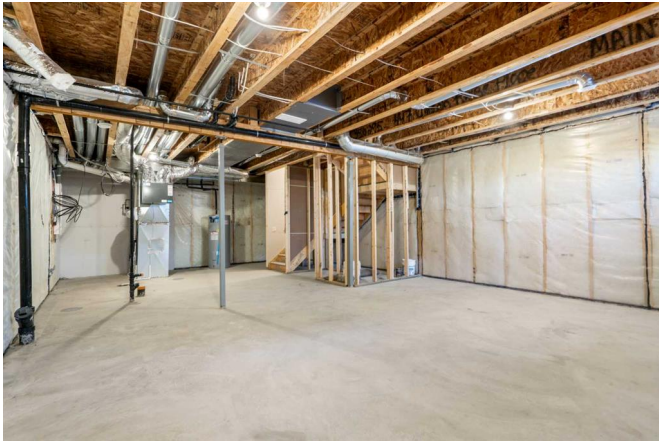
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











447 Crimson Ridge Pl NW, Calgary, AB

Main Floor: Exterior Area 950.14 sq ft
Excluded Area 488.30 sq ft



0 5 10 ft

PREPARED: 2024/11/07

White regions are excluded from total floor area in CSUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

BiGUIDE

447 Crimson Ridge Pl NW, Calgary, AB

2nd Floor: Exterior Area 1200.30 sq ft
Excluded Area 51.42 sq ft



0 5 10 ft

PREPARED: 2024/11/07

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