



THE
A-TEAM

**RE/MAX
FIRST**

80 CRIMSON RIDGE Place, Calgary T3L 0K4

MLS®#: **A2179377**

Area: **Haskayne**

Listing Date: **12/17/24**

List Price: **\$879,000**

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: **4,477 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,850**
Low Sqft:
Ttl Sqft: **1,850**

DOM

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

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot**
Park Feat: **Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Electric, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer**
Int Feat: **Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Wired for Data**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------|--------------|-------------------|
| Living Room | Main | 17`9" x 9`1" |
| Kitchen | Main | 11`0" x 13`10" |
| Mud Room | Main | 9`5" x 6`5" |
| Bedroom - Primary | Second | 11`11" x 13`6" |
| Bedroom | Second | 13`6" x 10`1" |
| 3pc Bathroom | Second | 8`9" x 9`0" |
| Kitchen | Basement | 12`10" x 6`5" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------------|--------------|-------------------|
| Dining Room | Main | 8`10" x 13`4" |
| 2pc Bathroom | Main | 5`5" x 4`10" |
| Bonus Room | Second | 11`0" x 13`11" |
| Bedroom | Second | 13`10" x 12`0" |
| 5pc Ensuite bath | Second | 8`0" x 9`0" |
| Living/Dining Room Combination | Basement | 17`7" x 10`2" |
| Bedroom | Basement | 11`7" x 10`11" |

4pc Bathroom
Laundry

Basement
Second

5`5" x 7`7"
6`0" x 9`2"

Furnace/Utility Room

Basement

7`9" x 14`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311677

Zoning:
R-G

Remarks

Pub Rmks: ***** OPEN HOUSE DEC 28 & 29 1-3PM *** Don't miss out on this hidden gem near Rockland Park! This Truman Homes built Sloan Model on a large rectangular lot backing onto the Lynx Ridge Golf Course presents to you a bright and airy home. The open concept kitchen has an abundance of natural light; adorned with quartz countertops, stainless steel appliances and a large walkthrough pantry, all sure to bring out the inner master chef in you. Bring your groceries straight into the kitchen with a generous mudroom and walkthrough pantry. The main floor is complete with a two-piece powder room for the comfort of your guests and a cozy living room. The bonus room greets you as you make your way to the second floor. The master bedroom is just adjacent to the bonus room with views of the golf course and a five-piece ensuite complete with dual vanity sinks with matching quartz countertops and a separate shower and soaker tub. Two other large bedrooms, a main 3 piece bathroom, and a side by side spacious laundry room with ample space for linen round out the upstairs. In the basement is a LEGAL one-bedroom suite with brand new appliances in the kitchen and laundry room of their own. Entrance to this unit is on the side of the home. The untouched backyard is spacious with no neighbours behind and awaits your personal touch. Enjoy the beautiful walking trails and view nearby in Rockland Park. Public transportation includes bus and the nearest C train station is not too far away. You can't get closer to the mountains at this price being minutes away from Stony Trail and Highway 1.**

Inclusions:
Property Listed By: **N/A**
Zolo Realty

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









