



THE
A-TEAM

**RE/MAX
FIRST**

261 CRIMSON RIDGE Place, Calgary T3L 0K5

MLS®#: **A2183372** Area: **Haskayne**
Status: **Active** County: **Calgary**

Listing **12/12/24**
Date:
Change: **None**

List Price: **\$839,900**
Association: **Fort McMurray**

QUICK POSSESSION

SILVERTON

261 Crimson Ridge Place NW • Crimson Ridge, Calgary

2004 sq ft 3 bedrooms 2.5 bathrooms 24'

FEATURES

- ✓ Extended Garage Length
- ✓ Tiles to Bath and Laundry
- ✓ 9' Main Floor Ceiling
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floors
- ✓ Walk-Through Pantry
- ✓ Built-In Bench to Entry
- ✓ Double Vanities to Ensuite
- ✓ Vaulted Bonus Room
- ✓ 9'-0" Walk-Out Basement

NOTES

General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Sz Ar: **3,630 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,986**
Low Sqft:
Ttl Sqft: **1,986**

**Back Yard,Zero Lot Line
Double Garage Attached**

DOM

9
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator**
Int Feat: **No Animal Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dinette	Main	11`0" x 10`0"	Great Room	Main	13`0" x 14`11"
Kitchen	Main	13`0" x 14`0"	Bedroom - Primary	Upper	15`1" x 12`3"
Bedroom	Upper	10`2" x 9`11"	Bedroom	Upper	8`10" x 10`0"
Bonus Room	Upper	13`8" x 18`0"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Welcome to the charming community of Crimson Ridge in Calgary, where a brand new home is currently being built by Master Builder Douglas Homes. The "SILVERTON" combines modern comforts with the beauty of the natural surroundings, making it a perfect choice for those who value both style and serenity. Nestled near the majestic Rocky Mountains, Crimson Ridge offers a unique blend of city life and the tranquility of nature. This new home, thoughtfully designed and currently in the construction phase, reflects a contemporary design that emphasizes comfort and elegance. This two story walk out features an open-concept layout that seamlessly connects the living room, dining area, and kitchen. As you step inside, the entryway's high ceilings and ample sunlight create a welcoming atmosphere. The kitchen, a central hub of the home, boasts modern stainless-steel appliances, sleek quartz countertops, modern cabinetry and a spacious island that's perfect for cooking and gathering. Designed for relaxation and entertainment, the living room showcases an electric fireplace and large windows that offer abundance of natural light. The dining area adjacent to the living room is perfect for family gatherings. Heading upstairs, you'll find the private spaces of the home. The master suite boasts a roomy walk-in closet and an ensuite bathroom featuring a stylish freestanding bathtub and separate shower. Additionally, there are two more sizeable bedrooms with ample closet space, sharing a convenient full bathroom. One of the standout features of this house is the bonus room, This versatile space can be used as an, entertainment room, play area, hobby room, or quiet place to relax and enjoy a good book. With ample natural light and ample square footage, the bonus room provides flexibility to cater to the diverse needs of the household. The lower level of this home was well thought out and holds incredible potential, for future basement development. Living in Crimson Ridge means you'll have easy access to a variety of amenities, including upscale shopping, dining options, and recreational activities. The nearby parks and green spaces provide ample opportunities for outdoor adventures and a strong sense of community. To sum it up, this upcoming home in Crimson Ridge is an excellent chance to own a contemporary gem in one of Calgary's most sought-after neighbourhoods. With its smart design and picturesque surroundings, this home embodies a sophisticated yet comfortable lifestyle. Don't miss out on the opportunity to be part of this exceptional community - a true blend of modern living and natural beauty. * Photos are from a previously built home 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



