



THE
A-TEAM

**RE/MAX
FIRST**

6 CRIMSON RIDGE Cove, Calgary T3L 0K4

MLS®#: **A2183633**

Area: **Haskayne**

Listing Date: **01/04/25**

List Price: **\$998,900**

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: **4,624 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

6
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**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s)**
Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311677

Remarks

Pub Rmks:

TRUMAN-built home in the heart of Calgary's highly sought-after Crimson Ridge, where stunning views of the Lynx Ridge Golf Course create a serene backdrop. Enjoy the perfect balance of peaceful living and urban convenience, with nearby playgrounds, walking paths, and shopping all just moments away. Step inside this beautifully crafted 3-bedroom, open-concept residence, designed with both style and functionality in mind. The chef-inspired kitchen is a true highlight, featuring full-height cabinetry with soft-close doors and drawers, a large island with elegant quartz countertops, and a stainless steel appliance package. A spacious walk-in pantry adds convenience and extra storage space, making this kitchen as practical as it is beautiful. This inviting space flows effortlessly into the dining area and expansive great room, offering the perfect setting for entertaining or everyday living. The main floor boasts a spacious great room with soaring ceilings, a cozy den, and luxurious luxury vinyl plank flooring throughout, all enhanced by 9-foot ceilings. A convenient 2-piece bathroom and a practical mudroom add to the home's overall functionality. Upstairs, you'll find a stunning primary suite that is both luxurious and tranquil. It features a tray ceiling, a spa-like 5-piece ensuite with a freestanding soaker tub, a tiled shower, dual vanities, and a generously sized walk-in closet. A flexible bonus room provides additional space for relaxation or activities, while two additional well-appointed bedrooms and a 4-piece bathroom ensure comfort and convenience for family or guests. A dedicated laundry room completes the upper level, offering added practicality. The unfinished basement, complete with a separate side entrance, offers endless potential for customization to suit your personal needs and preferences. This bright and airy TRUMAN home is a true testament to craftsmanship and quality. Experience the best of both luxury and functionality in the vibrant northwest community of Crimson Ridge. Make this dream home yours today!

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Central)

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









