



THE
A-TEAM

**RE/MAX
FIRST**

22 CRIMSON RIDGE Cove, Calgary T3L 0K4

MLS@#: **A2190048** Area: **Haskayne** Listing Date: **01/31/25** List Price: **\$1,199,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **6,609 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,852**
 Low Sqft:
 Ttl Sqft: **2,852**

DOM

1
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Interior Lot,No Neighbours Behind,Pie Shaped Lot,Views**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Washer**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Tray Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 8`2"
Dining Room	Main	11`6" x 11`10"
Spice Kitchen	Main	5`8" x 8`2"
Living Room	Main	14`0" x 16`0"
4pc Bathroom	Upper	12`7" x 5`0"
5pc Ensuite bath	Upper	9`4" x 10`9"

Room	Level	Dimensions
Bedroom	Main	10`0" x 11`0"
Foyer	Main	8`7" x 9`5"
Kitchen	Main	11`6" x 14`5"
Mud Room	Main	11`1" x 5`10"
5pc Ensuite bath	Upper	10`6" x 10`1"
Bedroom	Upper	12`7" x 11`3"

Bedroom
Family Room
Bedroom - Primary

Upper
Upper
Upper

12`7" x 13`3"
17`0" x 13`11"
14`8" x 17`5"

Bedroom
Laundry
Walk-In Closet

Upper
Upper
Upper

12`6" x 9`10"
9`4" x 6`4"
10`6" x 6`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311677

Zoning:
R-G

Remarks

Pub Rmks:

Backing onto the Cougar Ridge Golf Course | Immaculate Finishes | Main Level Bed & 3pc Bath | Chef's Kitchen | Spice Kitchen | Beautiful Soft Blue Cabinetry | Hidden Range Hood | Stainless Steel Appliances | 2 Gas Stoves | Under Cabinet Lighting | Full Height Cabinets | Quartz Countertops | Sleek Backsplash | LVP Flooring | Recessed & Pendant Lighting | Electric Fireplace | Mud Room | Custom Built-in Storage | Upper Level Family Room | 2 Upper Level Primary Bedrooms | Upper Level Laundry Room with Sink & Cabinetry | Separate Entry to Basement Suite(legal) upon City of Calgary Approval | 3 Basement Bedrooms | 2 Full Baths | Kitchen | Family Room | Dining Room | Great Backyard | Deck | Front Attached Double Garage | Driveway. Step inside your beautiful 2-storey family home boasting 2,852 SqFt and top of the line finishes. The main level is outfitted with luxury vinyl plank flooring, high ceilings, modern pendant lighting, large vinyl windows and custom built-in storage. The open floor plan kitchen, dining and living rooms makes this the perfect home for entertaining friends and family! The kitchen is finished with quartz countertops, beautiful soft blue cabinets, full height upper cabinets, stainless steel appliances, a gas stove and a large centre island with barstool seating. Keep this kitchen sparkling and use the spice kitchen which includes a second gas stove, range hood royal blue cabinetry and gold hardware. The dining room is paired with sliding glass doors that lead to the deck and deep backyard! The living room is centred with a floor to ceiling tile accent wall with an electric fireplace with both comfort and style! The main level bed and 3pc bath with a walk-in shower are a treat for a large family or overnight guests! The main level is complete with a mud room off the interior garage door with built-in storage for an organized space! Upstairs has 2 primary bedrooms, 2 additional bedrooms, 3 bathrooms, a family room and laundry room. The first primary bedroom has tray ceilings and views of the golf course! This primary bedroom has a deep walk-in closet and private 5pc ensuite with a deep soaking tub, walk-in shower and double vanity. The 2nd primary bedroom has another 5pc ensuite that walks through to the walk-in closet! Bedrooms 3 & 4 upstairs are both a great size and share the main 4pc bath with a tub/shower combo. The upper level family room is a treat for evening relaxation with the family! The laundry upstairs is every home owner's dream as its near the bedrooms! Downstairs the basement has a separate side entry to the basement suite(legal) upon City approval is under construction. This lower level will have 3 bedrooms, 2 bathrooms, a formal dining room and an open floor plan kitchen and rec room. The basement primary has a 4pc bath and walk-in closet! Basement beds 2 & 3 share the main 4pc bath. Outside, this 118FT lot has an incredible backyard to enjoy all summer long! Hurry and book a showing at this incredible home today!

Inclusions:
Property Listed By:

Spice Kitchen: Gas Stove, Range Hood.
RE/MAX Crown

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











