



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**406 Crimson Ridge Place NW  
Calgary, Alberta**

**MLS # A2294537**



**\$1,700,000**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,963 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Greenbelt, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Silent Floor Joists, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome home to 406 Crimson Ridge Place NW—an exceptional Lupi Luxury Homes residence perched on the ridge in sought-after Crimson Ridge, offering breathtaking city, pond, and mountain views. Designed to impress, this stunning home blends elegance with everyday functionality, featuring 5 bedrooms and 3.5 bathrooms, including 3 generously sized bedrooms upstairs—each complete with its own walk-in closet. A spacious 3-car garage adds both convenience and curb appeal. Step inside to discover a bright, open-concept layout enhanced by triple-pane Low-E<sup>2</sup> windows that flood the home with natural light. The gourmet kitchen is a true showpiece, boasting full-height modern cabinetry to the 9-foot ceiling, an oversized island, and a premium appliance package including a built-in stainless steel double fridge/freezer, upgraded gas range, dishwasher, microwave, hood fan, and bar fridge—perfect for both entertaining and everyday living. A butler’s pantry adds extra prep space and storage. The expansive great room centers around a striking fireplace, creating a warm and inviting atmosphere. From here, step out onto the large deck—ideal for relaxing or hosting while soaking in the panoramic views. Upstairs, the luxurious primary suite offers a private retreat with a spa-inspired ensuite featuring a curb less walk-in shower, deep soaker tub, dual vanities, and a spacious walk-in closet. Additional highlights include: • Main floor den—perfect for a home office • Wide plank hardwood flooring throughout • Custom-built lockers/mudroom storage • Powered window coverings and integrated security system • Dual high-efficiency furnaces for optimal comfort The fully developed lower level expands your living space with a fifth bedroom, full bathroom,

large recreation room, and dedicated media area&mdash;plus ample storage in utility and storage rooms. An elegant open staircase with metal spindles and oak railing creates a grand first impression in the foyer, setting the tone for the craftsmanship found throughout. This is a rare opportunity to own a refined, move-in-ready luxury home in one of the area&rsquo;s most desirable communities. Schedule your private showing today and experience elevated living at its finest.