



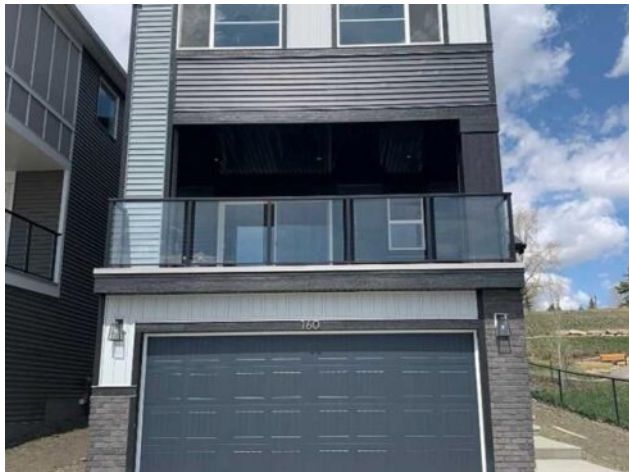
**GRASSROOTS**

REALTY GROUP

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

**MLS # A2308359**



**\$899,900**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,025 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, On Golf C		

<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>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Open House Sunday May 17th, 1-4:30pm Discover the Winslow by Master Builder Douglas Homes! Welcome to The Winslow a masterfully designed reverse walkout home by Douglas Homes, nestled in the highly sought-after community of Crimson Ridge. Backing onto the prestigious Lynx Ridge Golf Course and siding onto green space and scenic walking paths, this home offers a rare combination of luxury living and natural beauty. Spanning over 2,000 sq. ft., this beautifully appointed new build features an open-concept layout with modern elegance and quality finishes throughout. Hardwood flooring flows seamlessly across the main level, where you'll find a spacious great room anchored by a sleek electric fireplace, an elegant dining area, and a chef-inspired kitchen. The gourmet kitchen boasts an oversized island, quartz countertops, stylish cabinetry, and five stainless steel appliances, including a gas range. main floor flex room provides the perfect space for a home office or den. Step out onto the expansive 20' x 10' covered patio, ideal for entertaining or enjoying the peaceful surroundings of Crimson Ridge. Upstairs, discover three generous bedrooms, a versatile loft-style bonus room, and a convenient laundry area. The luxurious primary suite is your private escape, complete with a spa-like 5-piece ensuite featuring a deep soaker tub, stand alone shower, dual vanities, and a large walk-in closet. The fully finished basement expands your living space with a spacious recreation room, an additional bedroom, and a full bathroom, perfect for guests, teens, or multi-generational living. Surrounded by nature yet just minutes from everyday amenities, this is a rare opportunity to own a Douglas Home in one of the area's most desirable locations. First-Time Home Buyers's GST Rebate: Eligible buyers may receive up to \$50,000 on a new home purchase. Applicants

must be 18 or older, a Canadian citizen or permanent resident, and not have owned or lived in a home owned by themselves or their spouse/common-law partner within the past four years. All terms and conditions are subject to Government of Canada/CRA guidelines