



GRASSROOTS

REALTY GROUP

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

MLS # A2313701



\$859,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,996 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, On Golf C		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Open House Sunday's 2-5pm, Discover The Alpine by Master Builder Douglas Homes. A beautifully crafted home, perfectly situated in the highly sought-after community of Crimson Ridge. This brand-new build combines luxury, comfort, and the serenity of nature—backing onto picturesque walking paths and the prestigious Lynx Ridge Golf Course for breathtaking views and a true sense of tranquility. Offering over 2,450 sq. ft. of developed living space, this open-concept home showcases exceptional craftsmanship, modern finishes, and timeless design. The main floor features stunning hardwood flooring that flows seamlessly throughout the open living area, which includes a cozy great room with fireplace, an inviting dining area, and a chef-inspired kitchen complete with quartz countertops, elegant cabinetry, and five stainless steel appliances—including a gas stove. The adjoining flex room serves perfectly as a home office/den or extension to the the kitchen. Upstairs, you’ll find three spacious bedrooms, a loft-style bonus room, and a dedicated laundry room. The primary suite offers a true retreat with a luxurious 5-piece ensuite featuring a soaker tub, stand alone shower, double vanities, and a generous walk-in closet. Step outside to the expansive 20' x 10' covered patio in the front and 10x10 rear deck both ideal for entertaining or relaxing in your peaceful natural surroundings. The fully finished basement adds even more living space with a large recreation room, an additional bedroom, and a full bathroom—perfect for guests or family gatherings. With 9 ft. ceilings, 8 ft. doors, on the main level, and meticulous attention to detail throughout, this home balances sophistication and functionality. Surrounded by nature yet just minutes from every amenity, this is a rare opportunity to own a Douglas Home in one of the area’s

most desirable location. Eligible for first time buyers GST Rebate.