



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2317608**



**\$835,000**

|                  |                                                                        |               |                  |
|------------------|------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Haskayne                                                               |               |                  |
| <b>Type:</b>     | Residential/House                                                      |               |                  |
| <b>Style:</b>    | 2 Storey                                                               |               |                  |
| <b>Size:</b>     | 1,991 sq.ft.                                                           | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 3                                                                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached                                                 |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                                              |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Back Lane, No Neighbours Behind, On G |               |                  |

|                    |                                                                                   |                   |     |
|--------------------|-----------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vaulted Ceiling(s) |                   |     |
| <b>Inclusions:</b> | n/a                                                                               |                   |     |

Welcome to this stunning home in the highly desirable community of Crimson Ridge, where luxury living meets the beauty of nature. Ideally positioned backing onto scenic walking paths and the renowned Lynx Ridge Golf Course, this exceptional property offers peaceful views and a serene setting just minutes from city amenities. Boasting nearly 2000 sq. ft. of developed living space, this thoughtfully designed home features an open-concept layout enhanced by quality craftsmanship and contemporary finishes throughout. The main level showcases a spacious great room, a bright dining area, and a beautifully appointed kitchen complete with quartz countertops, stylish cabinetry, a gas range, and a full stainless steel appliance package. A versatile flex room provides the perfect space for a home office, study, or additional bedroom. Upstairs, you'll find two generously sized bedrooms, a central bonus room, and a convenient laundry room. The elegant primary retreat offers a spacious walk-in closet and a spa-inspired 5-piece ensuite with dual vanities, a freestanding soaker tub, and a separate glass shower. The large unfinished basement is ready for your vision, featuring open layout and with potential for a 2-bedroom development (subject to required permits and approvals). Outdoor living is equally impressive, featuring a welcoming covered front patio and a rear deck overlooking the natural surroundings. Additional highlights include 9-foot ceilings, 8-foot doors on the main floor, and exceptional attention to detail throughout. This is a great opportunity to own a home in one of Calgary's most sought-after communities, offering the perfect balance of comfort, style, and location.