



GRASSROOTS
REALTY GROUP

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389 Crimson Ridge Place NW
Calgary, Alberta

MLS # A2331632



\$899,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,085 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

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

Features: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows

Inclusions: N/A

LEGAL SUITE UNDER CONSTRUCTION | SEPARATE LAUNDRY & ENTRY | \$100K IN UPGRADES | NEW HOME WARRANTY | Be among the first to call the newly developed community of Crimson Ridge home! Built in 2024 by renowned Douglas Homes, this stunning executive residence showcases contemporary elegance, thoughtful design, and over \$100,000 in premium upgrades. Step inside to a bright, sophisticated open-concept layout designed for everyday living and effortless entertaining. Engineered hardwood flooring adds warmth to the modern aesthetic, while oversized windows fill the home with natural light. The welcoming foyer features an elegant bench area, a stunning illuminated display shelving and plenty of space for guests to leave their outdoor wear. At the heart of the main floor is the gourmet kitchen, featuring upgraded full-height cabinetry, quartz countertops, grey subway tile backsplash, and an impressive oversized contrasting island with plenty of seating. Upgraded appliances include a French-door refrigerator, gas cooktop, built-in microwave, and dishwasher, while a full pantry provides additional storage. The adjoining living room is centred around a striking electric fireplace with connections for a wall-mounted TV. The spacious dining area offers direct backyard access through sliding glass doors. A functional mudroom with tiled flooring, additional storage, and access to the double attached garage completes the main level. Upstairs, the expansive bonus room has been converted into a fourth bedroom, offering enough space for a king-sized suite plus a sitting area or home office. The spacious primary retreat features an enormous walk-in closet and luxurious five-piece ensuite with dual vanities, a soaker tub, glass-enclosed shower, and beautiful tilework. Two additional generous bedrooms, a four-piece bathroom, and convenient

upper-level laundry complete the second floor. Adding tremendous value, the basement is currently being developed into a LEGAL SUITE with a separate entrance and laundry. Buyers still have the opportunity to select their own finishes and personalize the space before completion. Outside, the large backyard offers plenty of room to enjoy the warmer months, with a new fence and deck currently underway. New Home Warranty coverage provides added peace of mind. Located in exciting Crimson Ridge, residents will enjoy a growing community surrounded by future parks, shopping, recreation, and amenities. Easy access to Stoney Trail, Highway 1, the Calgary Farmers' Market, and routes toward the Rocky Mountains makes getting around effortless. A beautifully upgraded executive home with a future legal suite in one of Calgary's newest communities. Book your private showing today!