



GRASSROOTS
REALTY GROUP

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217 Crimson Ridge Place NW
Calgary, Alberta

MLS # A2342989

\$840,000



Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier		

Inclusions:	N/A
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One Bedroom Walkout legal basement suite. A beautifully crafted home, perfectly situated in the highly sought-after community of Crimson Ridge. This 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 2550 sq. ft. of developed living space, this open-concept home showcases exceptional craftsmanship, modern finishes, and timeless design. The main floor features stunning LVP flooring that flows seamlessly throughout the open living area, which includes a cozy great room, an inviting dining area, and a chef-inspired kitchen complete with quartz countertops, elegant cabinetry, and five stainless steel appliances—including a electric stove. 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 10x10 rear deck both ideal for entertaining or relaxing in your peaceful natural surroundings. The fully finished 1 Bedroom legal walkout basement adds even more living space with a large recreation room, an additional bedroom, and a full bathroom and full kitchen—perfect for rental income or extended family 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 Home in one of the area’s most desirable location