

# \$779,900 - 439 Crimson Ridge Place, Calgary

MLS® #A2106286

## \$779,900

3 Bedroom, 3.00 Bathroom, 1,986 sqft  
Residential on 0.08 Acres

Haskayne, Calgary, Alberta

Welcome to the charming community of Crimson Ridge in Calgary, where a brand new home is currently being built by Master Builder Douglas Homes. The "SILVERTON" combines modern comforts with the beauty of the natural surroundings, making it a perfect choice for those who value both style and serenity. Nestled near the majestic Rocky Mountains, Crimson Ridge offers a unique blend of city life and the tranquility of nature. This new home, thoughtfully designed and currently in the construction phase, reflects a contemporary design that emphasizes comfort and elegance. Spanning over 2000 square feet, (builder size) this two-story home features an open-concept layout that seamlessly connects the living room, dining area, and kitchen. As you step inside, the entryway's high ceilings and ample sunlight create a welcoming atmosphere. The kitchen, a central hub of the home, boasts modern stainless-steel appliances, sleek quartz countertops, modern cabinetry and a spacious island that's perfect for cooking and gathering. Designed for relaxation and entertainment, the living room showcases an electric fireplace and large windows that offer abundance of natural light. The dining area adjacent to the living room is perfect for family gatherings. Heading upstairs, you'll find the private spaces of the home. The master suite boasts a roomy walk-in closet and an ensuite bathroom featuring a stylish freestanding bathtub and separate shower. Additionally, there are two



QUICK POSSESSION

## SILVERTON

439 Crimson Ridge Place NW • Crimson Ridge, Calgary

3 bedrooms 2.5 bathrooms

**FLOOR PLAN:**

- GREAT ROOM: 13'-0" x 14'-0"
- KITCHEN: 10'-0" x 11'-0"
- DINING AREA: 10'-0" x 11'-0"
- LIVING ROOM: 12'-0" x 13'-0"
- PRIMARY BEDROOM: 12'-0" x 13'-0"
- BEDROOM #2: 10'-0" x 11'-0"
- BEDROOM #3: 9'-0" x 11'-0"
- BONUS ROOM: 18'-0" x 13'-0"
- GARAGE: 18'-0" x 23'-0"

**FEATURES**

- ✓ Extended Garage Length
- ✓ Vaulted Bonus Room
- ✓ Built-in Bench to Entry
- ✓ Quartz Countertops
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floor
- ✓ Wrought Iron Railings
- ✓ Upper Floor Laundry
- ✓ Double Vanities to Ensuite
- ✓ Tile to Baths/Laundry
- ✓ Walk-Through Pantry

**NOTES**

more sizeable bedrooms with ample closet space, sharing a convenient full bathroom. Living in Crimson Ridge means you'll have easy access to a variety of amenities, including upscale shopping, dining options, and recreational activities. The nearby parks and green spaces provide ample opportunities for outdoor adventures and a strong sense of community. To sum it up, this upcoming home in Crimson Ridge is an excellent chance to own a contemporary gem in one of Calgary's most sought-after neighbourhoods. With its smart design and picturesque surroundings, this home embodies a sophisticated yet comfortable lifestyle. Don't miss out on the opportunity to be part of this exceptional community – a true blend of modern living and natural beauty. \* Photos are from a previously built home and may not be a true representation of this home\*

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2106286    |
| Price          | \$779,900   |
| Sold Price     | \$783,610   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,986       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

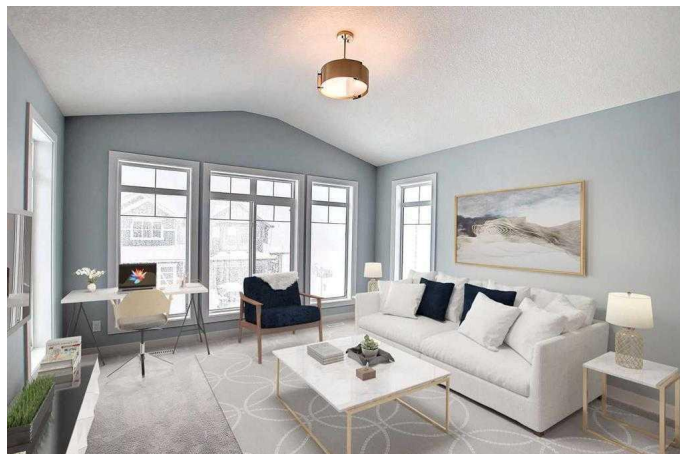
Community Information

|         |                         |
|---------|-------------------------|
| Address | 439 Crimson Ridge Place |
|---------|-------------------------|

|             |          |
|-------------|----------|
| Subdivision | Haskayne |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3L 0K8  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |



### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry                       |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Electric, Great Room                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Unfinished                                                              |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                        |
| Lot Description   | Back Yard, Front Yard, Street Lighting, Rectangular Lot, See Remarks, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Mixed, Vinyl Siding                                                                 |
| Foundation        | Poured Concrete                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2024 |
| Date Sold      | April 13th, 2024   |
| Days on Market | 66                 |
| Zoning         | R-G                |
| HOA Fees       | 0.00               |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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