

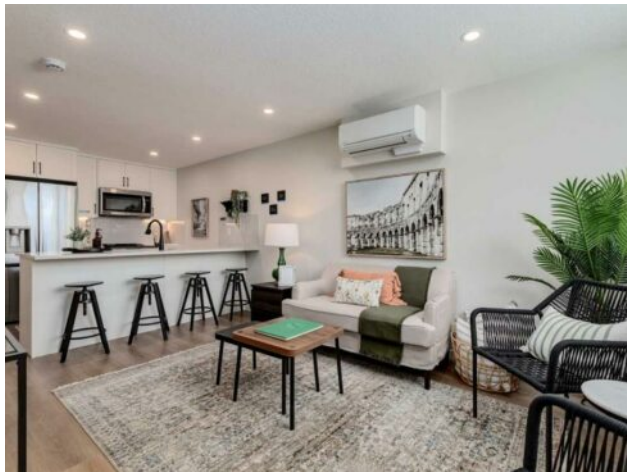


GRASSROOTS
REALTY GROUP

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**105, 155 Crimson Ridge Place NW
Calgary, Alberta**

MLS # A2252416



\$299,900

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	605 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 117
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters		
Inclusions:	N/A		

Introducing the Braeburn – a stylish, energy-efficient one-bedroom, one-bathroom townhome built to CHBA Net Zero Ready standards. This thoughtfully designed home offers superior insulation, triple-pane windows, and advanced construction techniques that ensure low energy costs and optimal comfort year-round. With 10' ceilings and larger windows, the Braeburn is bright and airy, creating an open, inviting atmosphere. Inside, you'll find a fully equipped kitchen with modern appliances, a convenient eating counter, and a spacious living area perfect for relaxation or entertaining. The bedroom offers a peaceful retreat, and the sleek bathroom features high-quality fixtures. Enjoy outdoor living with a private space ideal for morning coffee or evening unwinding. Perfect for first-time homebuyers, the Braeburn combines smart design, sustainability, and efficiency in one compact package. Photos are representative.