



GRASSROOTS
REALTY GROUP

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22 Crimson Ridge Cove NW
Calgary, Alberta

MLS # A2253781



\$1,050,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,800 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot, View		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	Spice Kitchen: Gas Stove, Range Hood		

Backing onto Lynx Ridge Golf Course | 2 Primary Bedrooms | Spice Kitchen | Main Floor Bedroom & Full Bath | Separate Entry to Basement Discover this BRAND NEW, beautifully crafted 2-storey estate home backing onto the lush fairways of Lynx Ridge Golf Course. This home is set on a large 118 ft deep pie-shaped lot, and offers 2,800 sq.ft. above grade, 5 Bedrooms, 4 Bathrooms, and a thoughtfully designed layout, providing exceptional space for multi-generational living and elegant entertaining. The main level features 9-foot ceilings and luxury vinyl plank flooring throughout. At the heart of the home is the chef's kitchen, outfitted with premium KitchenAid appliances, soft-closing cabinetry and drawers, quartz countertops, a centre island with bar seating, full-height cabinets, under-cabinet lighting, and a sleek hidden range hood. A separate spice kitchen adds additional culinary space, complete with a second gas stove, range hood, bold royal blue cabinetry and elegant gold hardware, ideal for preparing aromatic dishes with ease! Adjacent to the kitchen, the south-facing Dining and Living Room are bathed in natural light. The Living Room is anchored by a floor-to-ceiling tile accented wall with a modern electric fireplace. From the Dining Room, sliding doors open to a deck overlooking the Lynx Ridge Golf Course - perfect for relaxing or hosting BBQs. A main level bedroom and a 3-piece bath with a walk-in shower offer flexibility for guests or multi-generational living. To complete this level is a well-organized mudroom off the double attached garage which includes custom built-in storage. On the upper level, the spacious Master Bedroom overlooks the golf course and showcases tray ceilings, a large walk-in closet, and a private 5-piece ensuite with soaking tub, tiled walk-in shower, and dual sinks. A second primary bedroom also features a

5-piece ensuite and a walk-through closet, providing added comfort and flexibility for in-laws or guests. Two additional bedrooms share a 4-piece bathroom, while the central Bonus Room is perfect for movie nights or relaxing with family. A dedicated laundry room with sink and upper cabinetry adds everyday convenience to this well-planned level. The basement has a separate side entrance and is partially finished, with framing in place for 3 future bedrooms, 2 bathrooms, and additional living space. The Basement offers excellent potential for customization or a secondary suite (subject to city approvals). This spacious lot, combined with the serene golf course backdrop, creates an ideal outdoor retreat - perfect for relaxing, entertaining, and enjoying the natural beauty every day.