



**225 Crimson Ridge Place NW  
Calgary, Alberta**

**MLS # A2137939**



**\$989,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Haskayne               |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,206 sq.ft.           | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-GN |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s) |                   |      |

**Inclusions:** N/A

TRUMAN built home nestled in Calgary's newest Northwest community of Crimson Ridge, with access to Stoney Trail, nearby Playgrounds, Pathways, and Shopping. Step inside this 4 Bedroom Open Concept plan featuring a Bright Chef's Kitchen with Full Height Cabinetry, Soft Close Doors & Drawers, Eating Bar with Quartz Countertops, Stainless Steel Appliance package, opening to the Dining area and Great Room. The Main Floor features Electric Fireplace in the Great Room with complimentary Tile Surround, 9' Ceilings, LVP Flooring, Bedroom, 4 piece Bathroom, and Mudroom. Step upstairs to the Primary Suite with highlights such as a Tray Ceiling, 5 piece ensuite and Walk in Closet. The Upper Floor features a Bonus Room, two additional Bedrooms, 4 piece Bathroom, and Laundry area.. The unfinished Basement with Separate Side Entrance awaits your personal touch. This bright and airy TRUMAN home is ready for possession in June! \*Photo Gallery of similar home, new Photo Gallery coming soon.