



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

**MLS # A2144270**



**\$979,900**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,183 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<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

Introducing a luxurious TRUMAN-built home nestled in Calgary's newest Northwest gem, Crimson Ridge, with picturesque views backing onto Lynx Ridge Golf Course. Enjoy nearby playgrounds, pathways, and shopping, offering an ideal blend of convenience and serene living. Step inside this meticulously crafted 3-bedroom open concept masterpiece. The heart of the home is a chef's dream kitchen featuring full-height cabinetry, soft-close doors & drawers, an expansive eating bar with exquisite quartz countertops, with a Whirlpool appliance package. Seamlessly connected to the dining area and great room, this space is designed for both entertaining and daily comfort. The main floor showcases a spacious great room with soaring ceilings, a cozy Den, elegant luxury vinyl plank flooring, complemented with 9' ceilings. . The 2-piece bathroom, and a practical mudroom add to the functionality and charm of this level. Upstairs, discover the luxurious primary suite complete with a tray ceiling, a lavish 5-piece ensuite boasting a freestanding soaker tub, a tiled shower, dual vanities, and a generous walk-in closet. Adjacent, a versatile bonus room offers additional living space, while two more well-appointed bedrooms and a convenient 4-piece bathroom accommodate family and guests. A dedicated laundry area enhances the upper floor's convenience. The unfinished basement with a separate side entrance provides a blank canvas for customization to suit your personal preferences and lifestyle needs. This bright and airy TRUMAN home is poised for possession in August, promising exceptional craftsmanship and quality. Discover your dream home at Crimson Ridge today, where luxury meets functionality in Calgary's vibrant Northwest community. Stay tuned for a new photo gallery showcasing its stunning features.