



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

**MLS # A2159935**



**\$919,900**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,002 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, See Remarks, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance

**Inclusions:** N/A

Nestled in the heart of Calgary's newest NW community of CRIMSON RIDGE, The SONOITA Build by master builder DOUGLAS HOMES exudes both modern elegance and functionality. Nestled alongside the Links Ridge Golf Course, the residence boasts a captivating open floor plan with a main floor office/ flex room, creating versatile spaces for both work and leisure. The warmth of a fireplace graces the great room, complemented by a gourmet kitchen featuring quartz countertops, 42" upper cabinets, spacious Island and stainless steel appliances. The main floor is adorned with hardwood flooring, 9' ceilings and 8' doors giving a grandeur feel though-out the main floor. Walk-in pantry and a thoughtfully placed powder room complete the main floor. Ascending to the upper floor reveals 3 bedrooms, loft, and a convenient laundry room. The primary suite boasts a roomy walk-in closet and 5 piece ensuite featuring a stylish freestanding soaker tub, separate shower, double vanity and tile floors. Additionally, there are two more sizeable bedrooms with ample closet space. One of the standout features of this house is the Loft, This versatile space can be used as an, entertainment room, play area, hobby room, or quiet place to relax and enjoy a good book. Unspoiled basement thoughtfully laid out allowing you to create your dream space. The exterior allure includes an extended garage and an inviting deck, backing onto Links Ridge Golf Course, providing an ideal setting for relaxation and entertainment. 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. \* Photos are not a true representation of this home. Photo's are taken from a similar home to showcase finishings.