



GRASSROOTS
REALTY GROUP

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

MLS # A2177984



\$820,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Insulated, Oversized		
Lot Size:	0.00 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Other, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: NA

HIGHLIGHTS: Brand New House, 9' Ceilings, Stainless Steel Appliances, Carpet, Valley & Mountain Views, High-end Quiet Neighbourhood, Large Kitchen Island, Deep Back Yard, Oversized Drywalled Garage. **WRITE UP:** Discover this exceptional newly built home in Rockland Park, offering 2,159 sq.ft. of elegant living space designed with family comfort in mind. This 3 bed 3 bath residence features a grand two-story vaulted foyer that welcomes you into a bright, open main floor with soaring 9' ceilings. The stylish kitchen, complete with quartz countertops and a walk-through pantry, flows seamlessly into a cozy living area with a fireplace—perfect for entertaining or relaxing. Upstairs, you'll find an inviting west-facing family room that is perfectly situated for sunsets over those mountains. The convenient upper-floor laundry and a spacious primary suite with a walk-in closet were well-designed. Additional highlights include an extended-length garage, a functional mud room off the garage, and stunning wrought iron railings. An unfinished basement allows for endless customization potential. Located near parks, playgrounds, schools, shopping, and a golf course, this home offers a beautiful blend of community amenities and modern design.