



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

**MLS # A2179377**



**\$879,000**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,851 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Wired for Data		
<b>Inclusions:</b>	N/A		

\*\*\* OPEN HOUSE DEC 28 & 29 1-3PM \*\*\* Don't miss out on this hidden gem near Rockland Park! This Truman Homes built Sloan Model on a large rectangular lot backing onto the Lynx Ridge Golf Course presents to you a bright and airy home. The open concept kitchen has an abundance of natural light; adorned with quartz countertops, stainless steel appliances and a large walkthrough pantry, all sure to bring out the inner master chef in you. Bring your groceries straight into the kitchen with a generous mudroom and walkthrough pantry. The main floor is complete with a two-piece powder room for the comfort of your guests and a cozy living room. The bonus room greets you as you make your way to the second floor. The master bedroom is just adjacent to the bonus room with views of the golf course and a five-piece ensuite complete with dual vanity sinks with matching quartz countertops and a separate shower and soaker tub. Two other large bedrooms, a main 3 piece bathroom, and a side by side spacious laundry room with ample space for linen round out the upstairs. In the basement is a LEGAL one-bedroom suite with brand new appliances in the kitchen and laundry room of their own. Entrance to this unit is on the side of the home. The untouched backyard is spacious with no neighbours behind and awaits your personal touch. Enjoy the beautiful walking trails and view nearby in Rockland Park. Public transportation includes bus and the nearest C train station is not too far away. You can't get closer to the mountains at this price being minutes away from Stony Trail and Highway 1.