



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2209922



\$999,000

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,655 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: TV in living room and TV in upper level bonus room.

Built by Truman Homes, this exceptional 4-bedroom residence offers a seamless blend of luxury, comfort, and location. Backing onto Lynx Ridge Golf Club with no rear neighbours, you'll enjoy enhanced privacy, and easy access to scenic walking and biking trails—right from your backyard. Inside, thoughtful design and high-end finishes take centre stage. The open-concept main floor is flooded with natural light and showcases wide plank flooring, a cozy gas fireplace, and a wet bar with a beverage fridge—ideal for entertaining. The front covered deck offers a peaceful spot for morning coffee or evening wind-downs. The chef's kitchen is a standout, featuring matte black soft-close cabinetry with brass hardware, quartz countertops, an upgraded black sink with garburator, under-cabinet lighting, and a custom walk-in pantry. A show-stopping wine room adds flair, while upgraded Bosch appliances (including a gas stove and fridge) and a Scandinavian-inspired Asko dishwasher bring both function and style. Upstairs, the bonus room with soaring ceilings offers flexible space for work or play. The luxurious primary suite features a spa-like 5-piece ensuite with dual vanities, a soaker tub, upright glass shower, and a dream-sized walk-in closet. Two more spacious bedrooms and a beautifully tiled laundry room with Whirlpool appliances, a sink, and ample storage complete the upper level. The fully finished basement includes a fourth bedroom and full bath, plus direct access to the insulated garage. Whether you're envisioning a home gym, media zone, or cozy lounge, there's room to tailor this level to your lifestyle. Located close to top-rated schools, shopping, dining, and with easy access to major roadways for weekend mountain getaways—this is more than a home; it's a lifestyle. Come experience a truly one-of-a-kind setting with

unmatched design, craftsmanship, and tranquility.