

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

MLS # A2202525



\$979,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,344 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:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

*** AMAZING LOCATION *** BACKING ONTO LYNX RIDGE GOLF COUSE, VIEWS OF ROCKLAND PARK POND & THE BOW RIVER FROM THE FRONT; STUNNING VIEWS AROUND *** NO H.O.A FEE *** With the perfect blend of Nature and Luxury, this 2300+ SQFT home includes lots of UPGRADES: 9 FT CEILINGS ON THE MAIN, 2 MASTERS, SPICE KITCHEN, FORMAL LIVING, SEPARATE ENTRANCE & HIGH QUALITY FINISHING - Simple and functional Open Floorplan Concept - Main floor offers a half bath, formal living room, dining, family room, breakfast nook and kitchen. The kitchen is stunning, boasting a Quartz Countertops, Modern Appliances, Oversized Island, UNDER THE CABINET LIGHTING and A SPICE KITCHEN!!! In addition to that, the Open Floorplan Concept is really accentuated between the family room, breakfast nook and kitchen making this an amazing family space. The upper level features a lovely bonus room, 4 spacious bedrooms and 3 FULL baths! Of the 4 bedrooms, 2 ARE MASTERS WITH THEIR OWN ENSUITES! The laundry feature is conveniently located on the upper level. This home is an ideal location for nature lovers with easy access to Banff, Canmore and Kananaskis! Baker Park and Bowness Park are nearby! Additionally, you have easy access to the LRT and Downtown Calgary is a quick 20 minutes away! AMAZING FEATURES THROUGHOUT IN A STUNNING LOCATION! GREAT VALUE! Call your favorite realtor for a viewing today!