

# **\$829,900 - 136 Crimson Ridge Place Nw, Calgary**

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MLS® #A2205305

**\$829,900**

3 Bedroom, 3.00 Bathroom, 2,004 sqft

Residential on 0.09 Acres

Haskayne, Calgary, Alberta

Unlock Your First Home with the GST Rebate!  
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The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunityâ€”Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.

Welcome to the charming community of Crimson Ridge in Calgary, where a brand new home is currently being built by Master Builder Douglas Homes. The "SILVERTON" combines modern comforts with the beauty of the natural surroundings, making it a perfect choice for those who value both style and serenity. Nestled near the majestic Rocky Mountains, Crimson Ridge offers a unique blend of city life and the tranquility of nature. This new home, thoughtfully designed and currently in the construction phase, reflects a contemporary design that emphasizes comfort and elegance. Spanning over 2000 square feet, (builder size) this two-story home features an open-concept layout that seamlessly connects the living room, dining area, and kitchen. As you step inside, the entryway's high ceilings and ample sunlight create a welcoming atmosphere. The kitchen, a central hub of the home, boasts



modern stainless-steel appliances, sleek quartz countertops, modern cabinetry and a spacious island that's perfect for cooking and gathering. Designed for relaxation and entertainment, the living room showcases an electric fireplace and large windows that offer abundance of natural light. The dining area adjacent to the living room is perfect for family gatherings. Heading upstairs, you'll find the private spaces of the home. The master suite boasts a roomy walk-in closet and an ensuite bathroom featuring a soaker tub and separate shower. Additionally, there are two more sizeable bedrooms with ample closet space, sharing a convenient full bathroom. 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 – a true blend of modern living and natural beauty. \* Photos are from a previously built home and may not be a true representation of this home.

Built in 2024

### Essential Information

MLS® #	A2205305
Price	\$829,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

QUICK POSSESSION

SILVERTON

136 Crimson Ridge Place NW • Crimson Ridge, Calgary

2004 sq ft 3 bedrooms 2.5 bathrooms 24'

DECK

GREAT ROOM  
13'-0" x 14'-10"  
HARDWOOD

NOOK  
10'-0" x 11'-0"  
HARDWOOD

ENTRY

WALK-IN PANTRY

W.C. 2 W.I.C. 1

PRIMARY BEDROOM  
12'-0" x 15'-0"  
CARPET

BEDROOM #2  
9'-10" x 10'-0"  
CARPET

BEDROOM #3  
10'-2" x 9'-11"  
CARPET

BONUS ROOM  
10'-0" x 13'-8"  
CARPET

GARAGE  
18'-0" x 22'-0"  
(exterior dimensions)

24'

136 CRIMSON RIDGE PLACE NW

FEATURES

✓ Extended Garage Length

✓ Treated Wood Deck

✓ 9' Main Floor Ceiling

✓ Electric Fireplace

✓ Eng. Hardwood Main Floors

✓ Walk-Through Pantry

✓ Built-In Bench to Entry

✓ Double Vanities to Ensuite

✓ Tiles to bath and laundry

✓ Tray Ceiling in Bonus Room

NOTES

#3 Woodland Explorer

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14.

Additional Charge

The colours represented on this colour board may vary slightly from the actual product colours.  
Revised: 03.20.2024

Client Initials: Sales Rep:

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,004       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 136 Crimson Ridge Place Nw |
| Subdivision | Haskayne                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3L 0K4                    |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Additional Parking, Double Garage Attached |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Tray Ceiling(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Great Room, Insert  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Rectangular Lot, See |

|              |  |
|--------------|--|
|              | Remarks, Street Lighting, Views, Zero Lot Line |
| Roof         | Asphalt Shingle                                |
| Construction | Mixed, Vinyl Siding                            |
| Foundation   | Poured Concrete                                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 102              |
| Zoning         | R-G              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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