

# \$819,900 - 136 Crimson Ridge Place Nw, Calgary

MLS® #A2244646

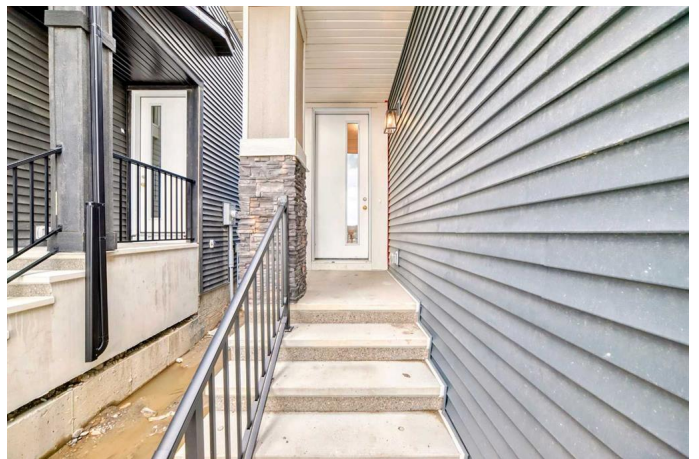
**\$819,900**

3 Bedroom, 3.00 Bathroom, 2,004 sqft

Residential on 0.09 Acres

Haskayne, Calgary, Alberta

The FIRST TIME BUYER GST REBATE PROGRAM presents an AMAZING OPPORTUNITY to get into this brand new home built by Douglas Homes Ltd. You must be 18+ years old, 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 4 years. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. This lovely 2 storey "SILVERTON" model backs onto the prestigious Lynx Ridge Golf Course offering serene views of the course. Gorgeous hardwood extends from the front door throughout the main level. The stunning kitchen boasts contrasting upper and lower cabinets, a large island/eating bar with quartz countertops, gas stove and chimney style hood fan, refrigerator with water dispenser and a large walk-through pantry to the oversized garage. The spacious dining area has a sliding door to the deck, and is open to the Great Room which features a large window and an inviting electric fireplace. A convenient 2 pc bath completes the main floor. The 8' doors and 9' ceilings give this main floor a beautiful airy feel. An open staircase to the upper level leads to the Primary Bedroom with a large window overlooking the golf course, an amazing 5 pc ensuite and roomy walk-in closet. Two other good sized bedrooms, a 4 pc bath, laundry room and a bright south facing bonus room ensure true comfort in this attractive family home. The basement is open



to your imagination and the furnace and hot water tank are tucked in the corner. It also houses a large storage area, roughed in plumbing and 9' ceilings. This quiet, upscale, close-knit community offers a quick escape to the mountains, easy access to Stoney Trail, shopping, the Farmer's Market, walking/biking trails, golf courses and the river. You'll love it!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244646    |
| Price          | \$819,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,004       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| 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        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Tray Ceiling(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator                                          |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | None                                                                                                                               |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Electric, Great Room                                                                                                               |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                   |

## Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, Street Lighting, Views, On Golf Course |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Vinyl Siding, Mixed                                                                                                    |
| Foundation        | Poured Concrete                                                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 24              |
| Zoning         | R-G             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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