

# **\$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 opportunity! 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





|                |             |
|----------------|-------------|
| 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 | 87               |
| Zoning         | R-G              |

**Listing Details**

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

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