

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

**MLS # A2268603**

**\$869,000**



<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,996 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, On Golf C		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Discover The Alpine by Master Builder Douglas Homes. A beautifully crafted home, perfectly situated in the highly sought-after community of Crimson Ridge. This brand-new build combines luxury, comfort, and the serenity of nature&mdash;backing onto picturesque walking paths and the prestigious Lynx Ridge Golf Course for breathtaking views and a true sense of tranquility. Offering over 2,450 sq. ft. of developed living space, this open-concept home showcases exceptional craftsmanship, modern finishes, and timeless design. The main floor features stunning hardwood flooring that flows seamlessly throughout the open living area, which includes a cozy great room with fireplace, an inviting dining area, and a chef-inspired kitchen complete with an oversized island, quartz countertops, elegant cabinetry, and five stainless steel appliances&mdash;including a gas stove. A walk-in pantry adds convenience, while the flex room serves perfectly as a home office or den. Upstairs, you&rsquo;ll find three spacious bedrooms, a loft-style bonus room, and a dedicated laundry room. The primary suite offers a true retreat with a luxurious 5-piece ensuite featuring a soaker tub, stand alone shower, double vanities, and a generous walk-in closet. Step outside to the expansive 20' x 10' covered patio in the front and 10x10 rear deck both ideal for entertaining or relaxing in your peaceful natural surroundings. The fully finished basement adds even more living space with a large recreation room, an additional bedroom, and a full bathroom&mdash;perfect for guests or family gatherings. With 9 ft. ceilings, 8 ft. doors, on the main level, and meticulous attention to detail throughout, this home balances sophistication and functionality. Surrounded by nature yet just minutes from every amenity, this is a rare opportunity to own a Douglas Home in one of the area&rsquo;s

most desirable location. Under construction Photo's taken from another home and may not be a true representation of this home.