

# \$899,900 - 144 Crimson Ridge Place Nw, Calgary

MLS® #A2208172

**\$899,900**

4 Bedroom, 3.00 Bathroom, 2,025 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. Meet the Winslow, Built by Master Builder Douglas Homes!

Nestled in the highly sought-after community of Crimson Ridge, this stunning new build offers the perfect blend of luxury, comfort, and nature. Backing onto scenic walking paths and the prestigious Lynx Ridge Golf Course, this home provides breathtaking views and an unparalleled sense of tranquility.

Spanning over 2,500 sqft. of developed living space, this open-concept design is crafted with quality finishings and modern elegance.

Hardwood floors flow seamlessly throughout the main level, leading to a great room with a cozy fireplace, an inviting dinette, and a chef-inspired kitchen featuring an oversized island, quartz countertops, stylish cabinetry, and five stainless steel appliances, including a gas stove. A walk-in pantry adds convenience, while the flex roomâ€”ideal as an office or denâ€”offers additional versatility. Step outside



to enjoy the expansive 20â€™™ x 10â€™™ covered patio - perfect for entertaining or unwinding in nature.

Upstairs, the home continues to impress with three spacious bedrooms, a loft-style bonus room, and a dedicated laundry room. The primary suite is a true retreat, featuring a luxurious 5-piece ensuite with a soaker tub, separate glass shower, double vanities, and a generous walk-in closet.

The fully finished basement extends the living space with a large recreational room, an additional bedroom, and a full bathroom, making it perfect for guests or family gatherings.

With 9 ft. ceilings, 8 ft. doors on the main level, and exceptional craftsmanship throughout, this home is both sophisticated and functional. Surrounded by nature and minutes from amenities, this is a rare opportunity to own a Douglas Home in one of the most desirable location. Photo's may not be a true representation of this home.

Built in 2025

Essential Information

MLS® #	A2208172
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,025
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

QUICK POSSESSION

WINSLOW

144 Crimson Ridge Place NW • Crimson Ridge, Calgary

2025 sq ft 4 bedrooms 3.5 bathrooms 24'

**FEATURES**

- ★ 9' Reverse Walk-Out Basement
- ✓ 498 sqft Developed Basement
- ✓ Extended Garage Length
- ✓ Treated Wood Deck
- ✓ Covered Front Patio
- ✓ Eng. Hardwood Main Floors
- ✓ Electric Fireplace
- ✓ Third Floor Loft
- ✓ Main Floor Flex Room
- ✓ Double Vanities to Ensuite

#4 Rocky Shores

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

Client Initials: \_\_\_\_\_ Sales Rep: \_\_\_\_\_

Address	144 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, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Views, On Golf Course, See Remarks, Sloped, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Mixed, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	123
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
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