

22 Crimson Ridge Cove NW Calgary, Alberta

MLS # A2222182


\$999,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,852 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Lawn, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tray Ceiling(s)		
Inclusions:	N/A		

Backing onto the Lynx Ridge Golf Course | Immaculate Finishes | Main Level Bed & 3pc Bath | Chef's Kitchen | Spice Kitchen | Beautiful Soft Blue Cabinetry | Hidden Range Hood | Stainless Steel Appliances | 2 Gas Stoves | Under Cabinet Lighting | Full Height Cabinets | Quartz Countertops | Sleek Backsplash | LVP Flooring | Recessed & Pendant Lighting | Electric Fireplace | Mud Room | Custom Built-in Storage | Upper Level Family Room | 2 Upper Level Primary Bedrooms | Upper Level Laundry Room with Sink & Cabinetry | Separate Entry to Partially Basement | Great Backyard | Deck | Front Attached Double Garage | Driveway. Step inside your beautiful 2-storey family home boasting 2,852 SqFt and top of the line finishes. The main level is outfitted with luxury vinyl plank flooring, high ceilings, modern pendant lighting, large vinyl windows and custom built-in storage. The open floor plan kitchen, dining and living rooms makes this the perfect home for entertaining friends and family! The kitchen is finished with quartz countertops, beautiful soft blue cabinets, full height upper cabinets, stainless steel appliances, a gas stove and a large centre island with barstool seating. Keep this kitchen sparkling and use the spice kitchen which includes a second gas stove, range hood royal blue cabinetry and gold hardware. The dining room is paired with sliding glass doors that lead to the deck and deep backyard! The living room is centred with a floor to ceiling tile accent wall with an electric fireplace with both comfort and style! The main level bed and 3pc bath with a walk-in shower are a treat for a large family or overnight guests! The main level is complete with a mud room off the interior garage door with built-in storage for an organized space! Upstairs has 2 primary bedrooms, 2 additional bedrooms, 3 bathrooms, a family room and laundry room. The first primary bedroom has

tray ceilings and views of the golf course! This primary bedroom has a deep walk-in closet and private 5pc ensuite with a deep soaking tub, walk-in shower and double vanity. The 2nd primary bedroom has another 5pc ensuite that walks through to the walk-in closet! Bedrooms 3 & 4 upstairs are both a great size and share the main 4pc bath with a tub/shower combo. The upper level family room is a treat for evening relaxation with the family! The laundry upstairs is every home owner's dream as its near the bedrooms! Downstairs the basement has a separate side entry to the partially finished basement. This lower level has framing for 3 bedrooms, 2 bathrooms, and more! Outside, this 118FT lot has an incredible backyard to enjoy all summer long! Hurry and book a showing at this incredible home today!