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96 Crimson Ridge Place NW
Calgary, Alberta

MLS # A2352838

$914,900

Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,873 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, On Golf Course		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Basement Fridge, Basement Stove, Basement Dishwasher, Basement Microwave, Basement Washer/Dryer

Welcome to this STUNNING modern masterpiece with sustainable living features in the vibrant Northwest community of Crimson Ridge (within Rockland Park), offering an ELEVATED BACKING ONTO GREEN SPACE AND A GOLF COURSE WITH NO REAR NEIGHBORS. This pristine, original-owner home features a NET-ZERO ELECTRICITY SYSTEM powered by 36 solar panels, alongside a 3-ton AC and a PREMIUM SMART WHOLE-HOME WATER PURIFICATION, SOFTENING, AND DECHLORINATION SYSTEM. Designed for both luxurious family living and smart investing, the upper level hosts a LUXURIOUS MASTER BEDROOM that overlooks the serene backyard and the golf course - WITH AN ENSUITE FEATURING A SOAKER TUB, STAND-IN SHOWER, AND STRIKING BLACK TILES, accompanied by TWO ADDITIONAL GENEROUSLY SIZED BEDROOMS AND A SECOND FULL BATHROOM on a CARPET-FREE SECOND FLOOR ideal for allergy sufferers or small families. The spacious layout also includes a PROVEN 5-STAR AIRBNB LEGAL BASEMENT SUITE (one bedroom and one bath), while the open-concept main floor showcases ARTISAN LIMEWASH PAINT FEATURE WALLS that banish ordinary builder blandness, paired with 9-foot ceilings, LVP flooring, and a GOURMET KITCHEN boasting top-tier Samsung smart appliances, quartz countertops, soft-close cabinetry, and a STRIKING PEACOCK BLUE BACKSPLASH. Additional high-end inclusions feature an EV CHARGER READY SETUP and a EUFY SECURITY CAMERA SYSTEM. The backyard is fully landscaped, and has a retaining wall for your vegetable garden, or to add zero-maintenance greenery. Perfectly located just 5 minutes from Stoney Trail highway access to the mountains and downtown, and a short walk to upcoming Rockland Park commercial

areas and top schools, this exceptional property delivers the ultimate blend of comfort, design, and revenue potential.

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