

# \$1,070,000 - 22 Crimson Ridge Cove Nw, Calgary

MLS® #A2231678

**\$1,070,000**

5 Bedroom, 4.00 Bathroom, 2,800 sqft

Residential on 0.15 Acres

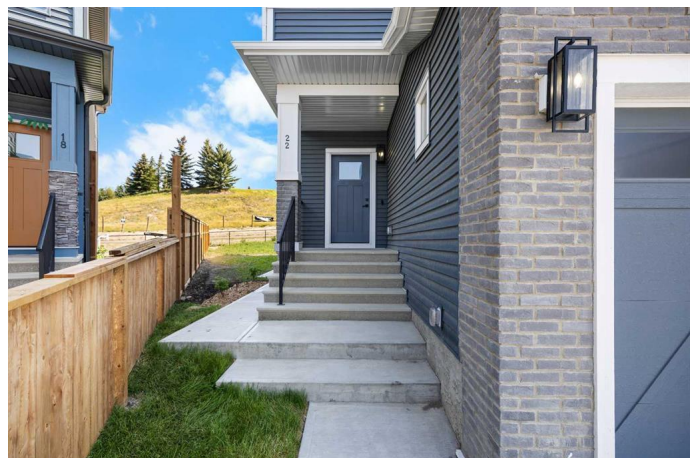
Haskayne, Calgary, Alberta

**\*\*OPEN HOUSE this Sunday Jun 29 at 2-4PM\*\*** Backing onto Lynx Ridge Golf Course | 2 Primary Bedrooms | Spice Kitchen | Main Floor Bedroom & Full Bath | Separate Entry to Basement

Discover this BRAND NEW, beautifully crafted 2-storey estate home backing onto the lush fairways of Lynx Ridge Golf Course. This home is set on a large 118 ft deep pie-shaped lot, and offers 2,800 sq.ft. above grade, 5 Bedrooms, 4 Bathrooms, and a thoughtfully designed layout, providing exceptional space for multi-generational living and elegant entertaining.

The main level features 9-foot ceilings and luxury vinyl plank flooring throughout. At the heart of the home is the chef's kitchen, outfitted with premium KitchenAid appliances, soft-closing cabinetry and drawers, quartz countertops, a centre island with bar seating, full-height cabinets, under-cabinet lighting, and a sleek hidden range hood. A separate spice kitchen adds additional culinary space, complete with a second gas stove, range hood, bold royal blue cabinetry and elegant gold hardware, ideal for preparing aromatic dishes with ease!

Adjacent to the kitchen, the south-facing Dining and Living Room are bathed in natural light. The Living Room is anchored by a floor-to-ceiling tile accented wall with a modern



electric fireplace. From the Dining Room, sliding doors open to a deck overlooking the Lynx Ridge Golf Course - perfect for relaxing or hosting BBQs. A main level bedroom and a 3-piece bath with a walk-in shower offer flexibility for guests or multi-generational living. To complete this level is a well-organized mudroom off the double attached garage which includes custom built-in storage.

On the upper level, the spacious Master Bedroom overlooks the golf course and showcases tray ceilings, a large walk-in closet, and a private 5-piece ensuite with soaking tub, tiled walk-in shower, and dual sinks. A second primary bedroom also features a 5-piece ensuite and a walk-through closet, providing added comfort and flexibility for in-laws or guests. Two additional bedrooms share a 4-piece bathroom, while the central Bonus Room is perfect for movie nights or relaxing with family. A dedicated laundry room with sink and upper cabinetry adds everyday convenience to this well-planned level.

The basement has a separate side entrance and is partially finished, with framing in place for 3 future bedrooms, 2 bathrooms, and additional living space. The Basement offers excellent potential for customization or a secondary suite (subject to city approvals).

This spacious lot, combined with the serene golf course backdrop, creates an ideal outdoor retreat - perfect for relaxing, entertaining, and enjoying the natural beauty every day.

Built in 2025

**Essential Information**

MLS® #	A2231678
Price	\$1,070,000
Bedrooms	5

Bathrooms	4.00
Full Baths	4
Square Footage	2,800
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	22 Crimson Ridge Cove Nw
Subdivision	Haskayne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0K4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Unfinished

### Exterior

Exterior Features	BBQ gas line
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Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	13
Zoning	R-G

### **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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