



THE
A-TEAM

**RE/MAX
FIRST**

88 REDSTONE Villas, Calgary T3N0J8

MLS®#: **A2123254**

Area: **Redstone**

Listing Date: **04/17/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **3,918 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,407**

Low Sqft:

Ttl Sqft: **2,407**

DOM

32

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Combination, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**
Int Feat: **Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Upper	9`4" x 13`1"	Bedroom - Primary	Upper	14`10" x 14`10"
Walk-In Closet	Upper	10`9" x 5`3"	Bedroom	Upper	9`10" x 10`4"
3pc Bathroom	Upper	6`3" x 12`9"	Bedroom	Upper	10`8" x 10`4"
Bonus Room	Upper	14`1" x 18`2"	Laundry	Upper	3`5" x 7`4"
Kitchen	Main	18`6" x 9`5"	Pantry	Main	5`0" x 9`7"
Dining Room	Main	10`1" x 10`11"	Living Room	Main	16`0" x 15`0"
Office	Main	4`2" x 2`9"	Mud Room	Main	8`1" x 5`9"
2pc Bathroom	Main	4`10" x 5`6"	Entrance	Main	5`5" x 8`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1211103

Remarks

Pub Rmks:

****IN REDSTONE NE**OVER 2400 SQFT**TASTEFUL UPGRADES** SPACIOUS LOT**** Step into your dream home nestled in the community of Redstone Villas in Calgary. This exquisite 3 bedroom, 2.5 bathroom residence is meticulously crafted for contemporary living, offering luxurious features and amenities. Upon entry, you're welcomed by a spacious open-concept living and dining area. The stunning kitchen boasts top-of-the-line stainless steel appliances, granite countertops, and ample storage space. Each of the three bedrooms is generously proportioned and with large windows, allowing lots of natural light. The primary bedroom presents a lavish ensuite bathroom featuring a walk-in shower and a double vanity. Equally impressive are the remaining two bathrooms with premium finishes. The home includes an upper floor laundry room equipped with a high-efficiency washer and dryer. The attached double garage provides space for vehicles and additional storage. Outside, discover a low-maintenance yard , fenced backyard offers a retreat to unwind in the peaceful surroundings. Situated mere steps away from parks, walking trails, shopping, dining, and entertainment options, this home presents an unparalleled opportunity to relish in Calgary's finest offerings while reveling in the tranquility of suburban living. Enjoy effortless commuting with easy access to both Deerfoot and Stoney Trail The unspoiled basement awaits your personal touches, offering potential for customization to suit your needs and preferences.

Inclusions:
Property Listed By:

N/A
Royal LePage METRO

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









