



THE
A-TEAM

**RE/MAX
FIRST**

131 REDSTONE Boulevard, Calgary T3N 0R3

MLS® #: **A2126309**

Area: **Redstone**

Listing Date: **04/25/24**

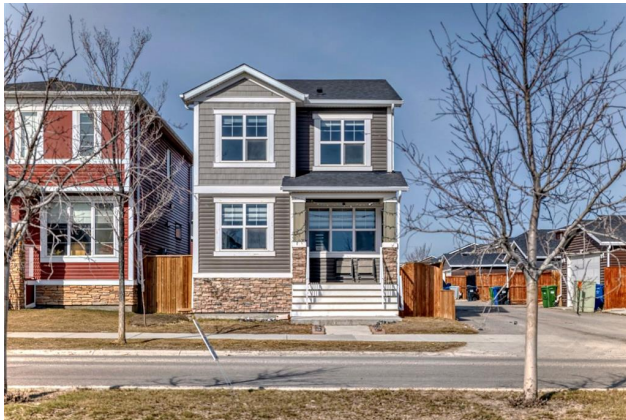
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **2,895 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,726**

Low Sqft:

Ttl Sqft: **1,726**

DOM

24

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Detached

Utilities and Features

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

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Laminate,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Other,Range Hood,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`1" x 13`1"	Kitchen With Eating Area	Main	12`10" x 17`2"
Dining Room	Main	11`11" x 10`2"	Mud Room	Main	5`10" x 3`11"
Office	Main	6`3" x 5`7"	Entrance	Main	5`7" x 6`6"
2pc Bathroom	Main	4`10" x 4`0"	Bedroom - Primary	Second	13`9" x 11`11"
Walk-In Closet	Second	6`7" x 5`3"	3pc Ensuite bath	Second	6`7" x 8`1"
Bedroom	Second	9`7" x 10`7"	Bedroom	Second	9`7" x 10`9"
Bonus Room	Second	8`11" x 4`11"	Laundry	Second	4`2" x 5`3"

Bedroom 4pc Bathroom	Basement Second	8`9" x 11`2" 8`3" x 4`11"	Walk-In Closet	Basement	6`3" x 4`0"
Legal/Tax/Financial					

Title: Fee Simple	Zoning: R-1N	
Legal Desc:	1610884	Remarks

Pub Rmks:	<p>Welcome to this exquisite CORNER home situated in the picturesque community of REDSTONE. The main floor greets you with an expansive open-concept layout comprising a comfortable Living room, a spacious Dining area, a convenient 2-piece Washroom and stunning Kitchen equipped with stainless steel appliances including a gas stove, Quartz Counter tops.. Ascend to the upper floor to discover the luxurious master suite featuring a 3-piece en-suite and a generously sized walk-in closet with ample storage. Additionally, there are two more well-appointed bedrooms, a stylish 4-piece washroom, a Laundry Closet, and a versatile loft/bonus area. This home boasts premium upgrades such as 9-foot knockdown ceilings, elegant designer lighting, laminate flooring, quartz kitchen countertops, and chic backsplash tiles. Downstairs, the partially finished basement offers a cozy bedroom with a closet, along with space for further customization. Other notable features include a water softener and water filter. Outside, you'll find a double-car detached garage for your convenience. Experience the convenience of nearby amenities including shopping areas and bus stops. Don't forget to take a virtual tour by clicking the link provided above.</p>
Inclusions:	N/A
Property Listed By:	Executive Real Estate Services

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









