



THE
A-TEAM

**RE/MAX
FIRST**

52 REDSTONE Park, Calgary T3N 0J8

MLS®#: **A2127913**

Area: **Redstone**

Listing Date: **06/11/24**

List Price: **\$874,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

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

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Attached,RV Access/Parking**

DOM

17
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`0"
Kitchen	Main	18`7" x 8`8"
Pantry	Main	9`9" x 5`5"
5pc Ensuite bath	Second	9`8" x 13`1"
Bedroom	Second	10`10" x 10`6"
Bedroom - Primary	Second	15`1" x 20`7"
3pc Bathroom	Basement	9`7" x 5`1"

Room	Level	Dimensions
Dining Room	Main	10`1" x 11`9"
Living Room	Main	15`1" x 17`5"
4pc Bathroom	Second	6`5" x 12`10"
Bedroom	Second	10`1" x 10`6"
Family Room	Second	19`0" x 22`10"
Walk-In Closet	Second	11`0" x 5`4"
Bedroom	Basement	8`10" x 13`11"

Bedroom
Game Room
Walk-In Closet

Basement
Basement
Basement

14`1" x 11`2"
17`11" x 27`6"
9`9" x 5`8"

Kitchen
Furnace/Utility Room

Basement
Basement

6`3" x 13`9"
13`1" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1211060

Zoning:
R-1

Remarks

Pub Rmks:

This home in Redstone is truly remarkable, offering not just ample space and comfort but also the potential for additional income with its LEGAL 2 BEDROOM BASEMENT SUITE. The attention to detail is evident throughout, from the bright living room with its striking fireplace to the convenient built-in office space and walkthrough pantry. The kitchen seems like a dream with its Stainless Steel appliances, granite counters, and large center island, perfect for both meal preparation and casual dining. And with the adjoining dining area leading to a deck, there's a seamless flow between indoor and outdoor living spaces. Upstairs, the home continues to impress with a spacious bonus room, laundry facilities, 2 baths, and 3 bedrooms, including a master retreat complete with a walk-in closet and luxurious 5-piece ensuite—a sanctuary within the home. But what truly sets this property apart is the suited basement, providing separate front access and featuring 2 bedrooms, a full bath, separate laundry, a full kitchen, and a living/dining area. This setup offers incredible flexibility, whether it's accommodating extended family members or generating additional income through rental opportunities. Overall, this home seems to effortlessly combine the best of family living with the potential for financial gain—an exceptional opportunity not to be missed.

Inclusions:
Property Listed By:

None
eXp Realty

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











