



THE
A-TEAM

**RE/MAX
FIRST**

726 REDSTONE Drive, Calgary T3N 1K9

MLS® #: **A2139974**

Area: **Redstone**

Listing Date: **07/16/24**

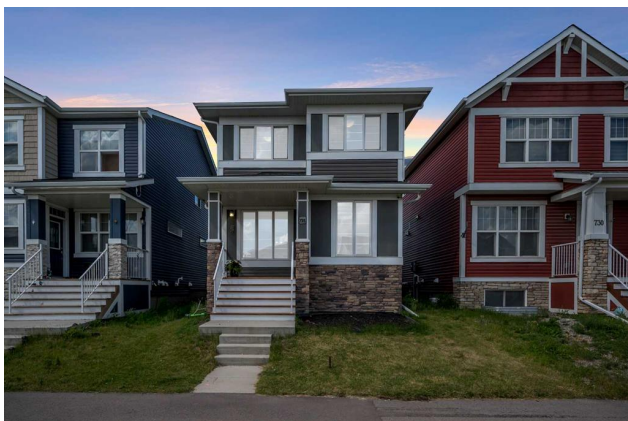
List Price: **\$624,999**

Status: **Pending**

County: **Calgary**

Change: **-\$50k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Lawn,Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,743**
Low Sqft:
Ttl Sqft: **1,743**

DOM

62
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`6" x 14`5"
Kitchen	Main	17`2" x 12`10"
2pc Bathroom	Main	5`11" x 4`10"
Bedroom	Second	12`2" x 9`7"
Family Room	Second	11`1" x 9`7"
4pc Ensuite bath	Second	10`0" x 6`8"

Room	Level	Dimensions
Dining Room	Main	12`1" x 11`7"
Storage	Main	5`3" x 3`11"
Bedroom - Primary	Second	17`5" x 11`10"
Bedroom	Second	11`3" x 8`11"
4pc Bathroom	Second	8`2" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-2

1810177

Remarks

Pub Rmks:

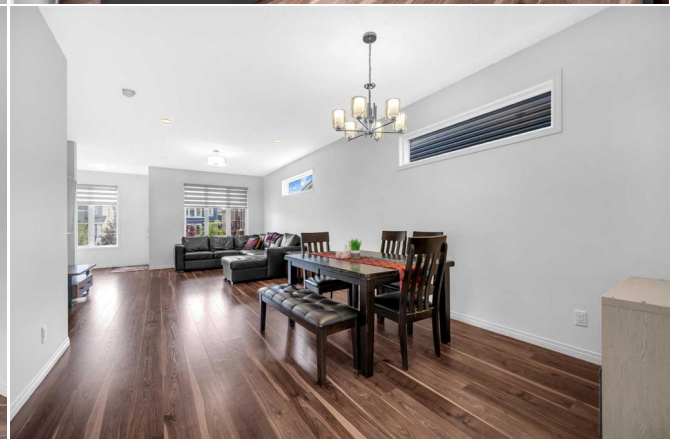
LOCATION.....LOCATION.... LOCATION.....DISCOVER THIS CHARMING 2-STOREY, 2- CAR GARAGE, 3-BEDROOM and 2.5-BATH DETACHED HOME IN THE VIBRANT REDSTONE COMMUNITY. This well-appointed residence features a detached garage with convenient back lane access and a fully concrete backyard, perfect for low-maintenance living. With modern amenities and a prime location, this home offers the perfect blend of comfort and convenience for your family's lifestyle. Welcome to this beautifully designed main floor, featuring a welcoming foyer with a closet. The spacious living room flows seamlessly into a charming dining area, perfect for entertaining. The gourmet kitchen boasts stainless steel appliances and a convenient pantry, while additional storage space ensures everything has its place. Enjoy the practicality of a mud room, a 2-piece washroom, and a second closet. The back door provides easy access to the backyard deck, ideal for outdoor relaxation and gatherings. The upper floor of this stunning home features a spacious family room, perfect for relaxation and entertainment. The primary bedroom offers a luxurious retreat with a 4-piece ensuite washroom and a walk-in closet. Additionally, there are two generously sized bedrooms and another 4-piece washroom. For added convenience, the upper floor includes a dedicated laundry room. This thoughtfully designed space ensures comfort and functionality for the whole family. The basement offers you the unique opportunity to create SEPARATE ENTRANCE and a space tailored to your needs and preferences, whether it be a family entertainment area, additional bedrooms, or a home office. This added potential makes this property an exceptional investment for the future. Also, enjoy the convenience of nearby school, parks, transit, grocery stores and other amenities which make this home ideal choice for modern living. Located just minutes from Stoney Trail, enjoy convenient access to major transportation routes for easy commuting throughout the city. This home perfectly balances style and functionality, offering everything you need for modern living. Schedule your private showing today. Explore and don't miss the opportunity to make this your dream home!"

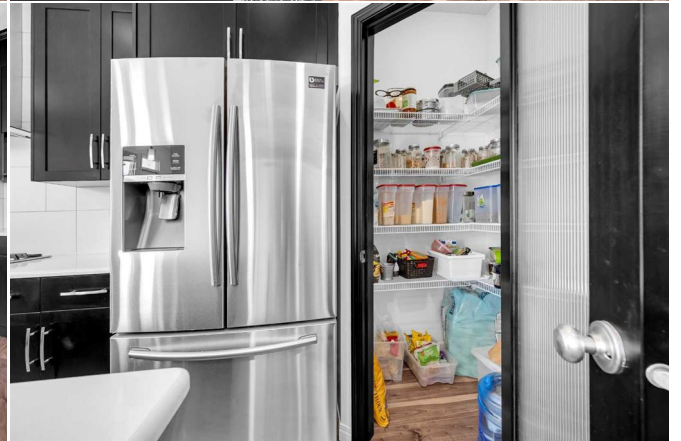
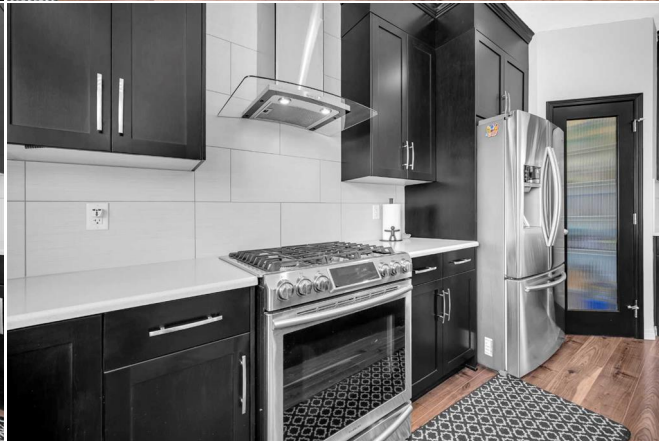
Inclusions:
Property Listed By:

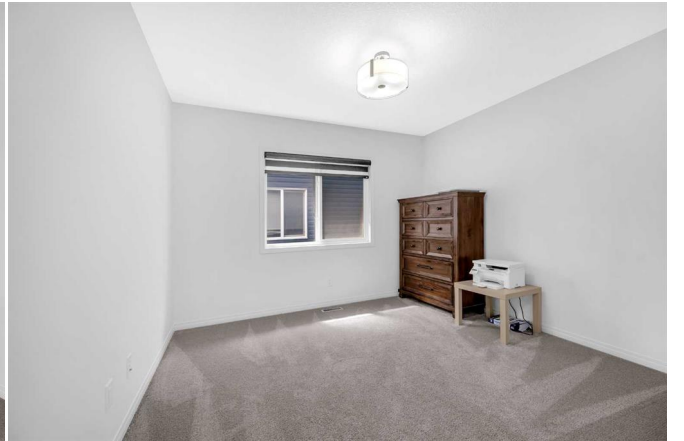
N/A
eXp Realty

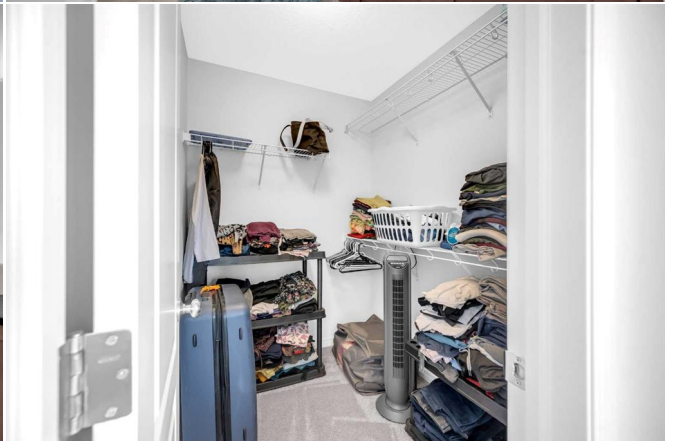
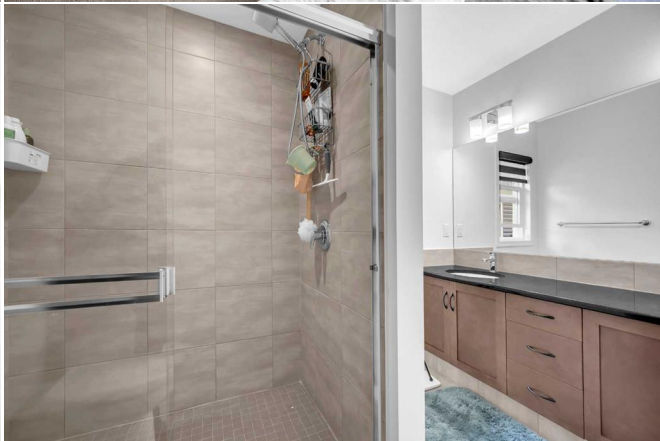
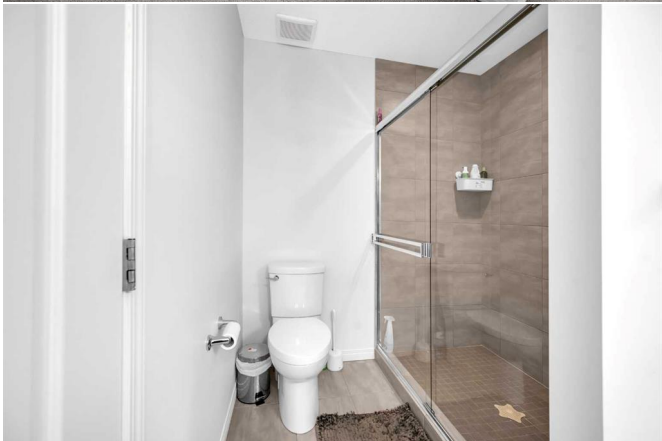
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

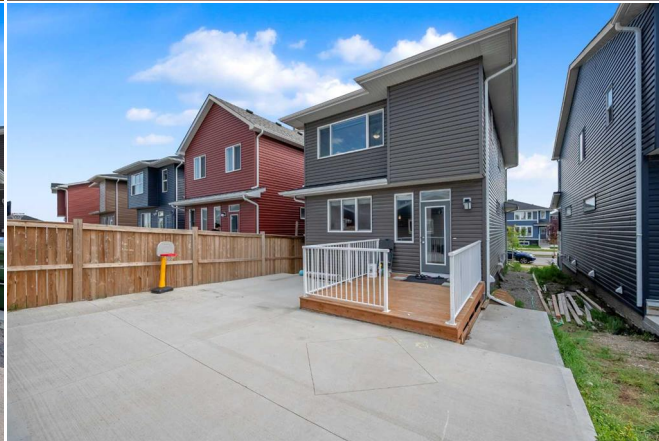






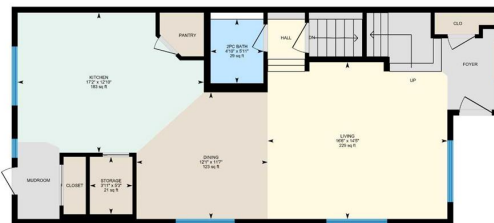






726 Redstone Dr NE, Calgary, AB

Main Floor: Exterior Area 822.06 sq ft
Interior Area 781.97 sq ft



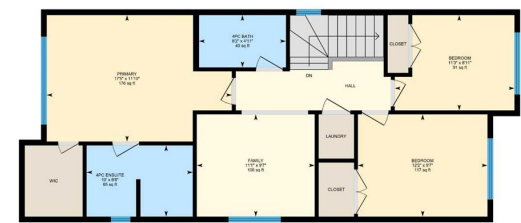
PREPARED: 20240716



White regions are excluded from total floor area in CLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Upper Floor: Exterior Area 282.77 sq ft
Interior Area 819.17 sq ft



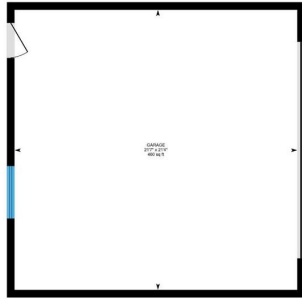
PREPARED: 20240716



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Detached Garage Excluded Area 450.45 sq ft



PREPARED: 2024/11/05



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.